



## THE CITY OF SAN DIEGO

DATE ISSUED: July 6, 2006 REPORT NO. PC 06-215

ATTENTION: Planning Commission  
Agenda of July 13, 2006

SUBJECT: General Plan Update Workshop – Public Facilities, Services and Safety  
Element

REFERENCE: Manager’s Report Nos. 03-019, 03-115, 03-204, 03-205, 03-206, 04-149, 05-038, 05-161  
Council Report Nos. 06-025, 06-056  
Planning Commission Report Nos. P-03-183, P-03-227, P-03-333, PC-04-220, PC-05-070, PC-05-183, PC-05-261, PC-05-304, PC-06-092, PC-06-149

### SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE PLANNING COMMISSION (PC) AT THIS TIME. This report presents a working draft of the proposed Public Facilities, Services and Safety Element (PFSSE) of the General Plan (see Attachment 1). The PFSSE addresses the provision of facilities and services that have a direct influence on the location of land uses. The PFSSE also provides policies for public facility financing and prioritization, and discusses developer and city funding responsibilities.

### BACKGROUND

The update of the PFSSE has been guided by the City of Villages strategy and citywide policy direction contained within the General Plan Strategic Framework Element, which was adopted by the City Council on October 22, 2002. The Strategic Framework stated, “The provision of adequate infrastructure and public facilities is the key component for the entire strategy.” (p.37) Recognizing that there were existing unfunded public facilities needs, the Finance Citizen Subcommittee of the Strategic Framework Citizen Committee procured the services of a financial advisor to develop infrastructure financing options. The intent was to incorporate the advisor’s work into a financing strategy for infrastructure improvements in urbanized communities (see Attachment 2). Furthermore, the Strategic Framework Action Plan directed “that a financing strategy be prepared and that new revenue sources be secured to implement key components of the Strategic Framework Element, such as infrastructure improvements and increased village amenities” (p.17).

From June 2003 through June 2004, the Planning Department conducted an existing conditions data collection effort to provide an inventory of existing facilities and land uses (see Attachment 3). This effort has contributed to the development of the draft PFSSE and other General Plan update work. The latest public review draft of the element was released as a part of the July 2005 Draft General Plan. Since then, significant revisions to the content and organization of the draft plan have been made based on Land Use and Housing (LU&H), PC, Community Planners Committee (CPC), the general public, and other stakeholder comments. In addition, staff continues to work closely on edits with contacts in various departments responsible for the public facilities and services addressed in the element.

## **DISCUSSION**

The need to improve existing infrastructure deficiencies in San Diego's older urbanized communities is one of the most pressing and persistent issues faced by the city of San Diego. The city must also ensure that adequate facilities and levels of service are maintained over time throughout the city, and that new growth pays its fair share of costs. The draft General Plan presents a range of policies that address these challenges, and provides specific policy guidance for the provision of facilities and services that are publicly managed, and have a direct influence on the location of land uses. Facilities and services addressed include: Fire-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Waste Management, Libraries, Schools, Information Infrastructure, Disaster Preparedness, and Seismic Safety. The policies within the PFSSE also apply to transportation and park and recreation facilities and services, with additional guidance found in other elements. In addition, policies calling for greater collaboration with providers of Public Utilities, Regional Facilities, and Healthcare Facilities are included in this element, as they too affect land uses and overall quality of life.

Key financing policies are based upon the acknowledgement that:

- the city is responsible for funding existing facilities deficiencies;
- funding for existing deficiencies will need to come through a diverse funding and management strategy;
- new development is to pay its proportional fair-share of public facilities costs;
- under current development impact fee methodologies, fees collected do not keep pace with escalating facility needs and costs and are intended to only fund a proportional share of new facilities;
- in evaluating new growth, new development is to mitigate its impact and have a positive impact on the facilities of the community in which it is located; communities should have a voice in establishing priorities for public facilities financing; and
- the city needs to have an objective and systematic approach to public facilities prioritization.

A summary of the element, by section, is provided below.

### **Introductory Section**

The introduction to the element provides a synopsis of the city's approach to providing public facilities and services since the adoption of the 1979 Progress Guide and General Plan (1979 General Plan). In addition, the introduction describes the local and state legislative framework which influences the city's ability to finance infrastructure, and identifies several key challenges the city has faced in providing and maintaining public facilities and services.

The General Plan update provides a public facilities financing approach oriented to infill development that was not included in the 1979 General Plan. In 1979, the city was divided into three “tiers”: “urbanized,” “planned urbanizing,” and “future urbanizing.” The planned urbanizing areas consisted of newly developing communities where development was required to “pay its own way” through the use of Facilities Benefit Assessments (FBAs), or other financing mechanisms such as Mello-Roos Districts. Growth was encouraged in urbanized communities, with the assumption that General Fund public capital improvement expenditures would be provided in those areas.

Over time, the FBAs were largely successful in providing facilities in the then-developing communities, but the General Fund fell short in meeting urbanized communities needs. In addition, the city’s Development Impact Fee (DIF) program for urbanized communities was not adopted until 1987. As the majority of San Diego’s communities are now primarily “urbanized,” the General Plan must provide a more diverse facilities financing strategy that addresses: existing deficits in communities developed prior to the 1979 General Plan, providing adequate facilities to support infill development, the ongoing need to fund operations and maintenance throughout the city, and other topics.

### **Public Facilities Financing – Section A**

The Strategic Framework Element emphasized a need to address the financing of existing and future public facility needs in order for the City of Villages strategy to succeed. Consistent with the Strategic Framework Citizen Committee Finance Subcommittee direction, this section identifies a menu of options from which a number of possible financing strategies can be implemented in order for the city to meet its responsibility to fund existing deficiencies.

Following the General Plan adoption, a more detailed strategy to identify specific mechanisms for the implementation of various facility types in targeted geographic areas will be prepared. For example, the creation of special districts to fund park improvements and expanded use of redevelopment districts to take advantage of tax increment financing offers potential for addressing some facilities needs. It is also anticipated that there will need to be amendments to the city’s DIF methodology and public facilities financing plans in order to implement Policy PF-A.3 (see key policies below). In addition, DIFs will need to be prepared for additional communities in the future as areas developed as planned urbanizing communities experience infill development that was not accounted for in their FBAs.

Key policies in this section:

- address the need to invest in needed facilities (PF-A.1);
- underscore the need for significant investments in capital improvements through: operational and joint-use efficiencies; enhancing existing funding sources; identifying additional revenues; and strategically prioritizing capital investments (PF-A.2);
- provide direction for the city to maximize the potential benefit of DIFs and FBAs (PF-A.3);
- call for community-level priorities to be identified in community plans and financing plans, in consultation with planning groups (PF-A.3e); and

- provide policy direction to integrate land use and capital facilities planning (PF-A.4).

## **Public Facilities and Services Prioritization – Section B**

This section calls for a formally structured approach to prioritize the financing of public facilities. The aim is to strengthen the relationship between the city’s General Plan and annual Capital Improvements Program as a means to successfully implement the City of Villages strategy and maximize efficiencies in the annual allocation of capital resources.

Key policies in this section:

- seek to optimize resources and maximize efficiencies through strategically allocating resources (PF-B.1–B.2); and
- call for a standard approach to prioritization by facility type wherein appropriate criteria are identified and used to evaluate and prioritize projects. Among the common criteria suggested are health and safety factors, capacity and service level, legal mandates, cost factors, and consistency with plans and community-level priorities identified therein. Through greater citywide coordination, prioritization can be more effectively evaluated and as appropriate, targeted to foster village attributes citywide (PF-B.3).

## **Evaluation of Growth, Facilities, and Services – Section C**

This section is intended to ensure that new development does not adversely affect any community. As the city endeavors to address existing and future needs with DIFs and other capital funding sources, private development will also be responsible for ensuring existing needs are not compounded by a proposed project.

Key policies in this section:

- require development proposals to fully address impacts to public facilities and services (PF-C.1);
- require residential projects that necessitate a community plan amendment to provide a physical improvement that benefits the affected community planning area (PF-C.3);
- support the establishment of a centralized development monitoring system (PF-C.5); and
- call for up-to-date public facilities financing plans to guide the provision of public facilities (PF-C.6).

## **Fire-Rescue – Section D**

The Fire-Rescue revisions include guidelines for Emergency Medical Services, as well as a new standard for evaluating the impact of new development on Fire-Rescue services and facilities. The new standard examines yearly emergency incident volume and requires analysis to determine the need for additional response units and related capital improvements as necessary when there is an excess of 1,500 responses annually for a unit.

## **Storm Water Infrastructure – Section G**

Storm Water was previously discussed in a paragraph under the Wastewater section of the July 2005 Draft General Plan. It has been further developed as a new section to distinguish the storm water conveyance system and its facility and service demands from those of the city's wastewater services.

## **Water Infrastructure – Section H**

Water issues were previously addressed in the context of watershed management and conservation. A new section was added to the PFSSE to address water supply and infrastructure.

## **Public Utilities – Section M**

This new section acknowledges the need to work closely with all regional public utility providers in the planning and provision of their services and facilities. The need to coordinate with public utilities and encourage their investments in potential village areas is also included.

## **Regional Facilities – Section N**

The city has a number of facilities serving regional needs which directly affect land use decisions and quality of life. This new section emphasizes the need for the city to play an active leadership role in planning and implementing regional facility and infrastructure investments.

## **Healthcare Services and Facilities – Section O**

Although not under city of San Diego authority, healthcare services and facilities are essential to protect and improve health, safety, and quality of life for all residents. This new section discusses the need to participate with healthcare providers in siting (of facilities and services) decisions, and to the extent possible, to integrate those decisions with the city's growth strategy.

## **PREVIOUS COMMITTEE AND PLANNING COMMISSION ACTIONS**

The LU&H Committee and the PC have played significant roles in the General Plan update process over the past three years. At a joint workshop on March 9, 2005, both bodies provided important policy development direction on major topics including the use of development impact fees, establishing new permit findings, community plan amendment processing, and establishing development thresholds.

The LU&H Committee and the PC provided additional comments on the complete draft PFSSE during workshops held on July 14, 2005, and July 27, 2005, respectively. In addition, at the General Plan Update workshop held by the LU&H Committee on May 17, 2006, committee members stressed the importance of providing public facilities to support growth, warned that the City of Villages strategy cannot be successful without financing for infrastructure, and commented that we have a responsibility to plan for adequate facilities for future residents.

The following table identifies a comprehensive listing of dates and topics addressed at LU&H and PC meetings on the General Plan since February 2003. Direction received at the workshops described below has been incorporated into the draft General Plan.

DATE	FORUM	TOPIC
2-12-03	LU&H	Approved the General Plan Work Program including tasks to: incorporate and refine the Strategic Framework Element and citywide community plan policies into the General Plan, draft additional policies to address citywide issues, and format the document to be more reader-and web-friendly.
7-30-03	LU&H	Action to prepare a Master Environmental Assessment to provide an inventory of existing facilities and land uses in community planning areas.
10-22-03	LU&H, PC	Workshop covered the new General Plan format, public outreach strategy, existing conditions data collection, draft Mobility Element policies, and draft community plan amendment/update policies.
11-18-04	PC	Workshop on Land Use Element issues including community plan format, initiation and amendment criteria, and proposed land use designations.
3-9-05	LU&H, PC	Workshop on six major policy areas including: collocation of housing and employment uses, alternative methods of providing parks and recreation areas, solutions to community facilities deficits, General Plan and zoning consistency issues, the role of the General Plan in simplifying the community plan update process, and guidance to be provided by the General Plan regarding future plan amendments.
3-10-05	PC	Workshop on the Economic Prosperity Element.
4-20-05	LU&H	Public review of the Discussion Draft General Plan was initiated.
7-14-05	PC	Workshop covering the entire July 2005 Draft General Plan. Planning Commissioners had extensive comments. Commentary on the Public Facilities, Services, and Safety Element was reviewed and mostly incorporated in edits to the element.
7-27-05	LU&H	Workshop to review and comment on the July 2005 Draft General Plan.
9-22-05	PC	Previous PC and LU&H workshop comments were documented along with the Planning Department's suggested course of action-See Report No. PC-05-261. <a href="http://www.sandiego.gov/planning-commission/pcreports/pc261gp.pdf">http://www.sandiego.gov/planning-commission/pcreports/pc261gp.pdf</a>
10-13-05	PC	Presented a revised outline for the General Plan.

DATE	FORUM	TOPIC
12-1-05	PC	Director's report briefed Planning Commissioners on the General Plan work in progress, including interaction with CPC.
2-1-06	LU&H	Briefing on General Plan update program.
3-1-06	LU&H	General Plan workshop. Presented revised Land Use and Urban Design elements; received input on key policies in progress. Identified major changes to July 2005 Draft General Plan.
3-16-06	PC	General Plan workshop. Presented revised Land Use and Urban Design elements; presented excerpts from the draft PFSSE, Economic Prosperity, and Recreation elements, received input on key policies in progress. Identified major changes to July 2005 Draft General Plan.
5-17-06	LU&H	General Plan workshop. Presented revised Land Use and Community Planning, Mobility, Urban Design, Conservation, Historic Preservation, and Noise elements; received input on key policies in progress. Although PFSSE was not part of the workshop agenda, committee members and public comment emphasized the importance of public facilities to the overall General Plan effort.
6-15-06	PC	General Plan workshop. PC provided input on working drafts of the introductory sections and the Land Use and Community Planning, Mobility, Urban Design, Conservation, Historic Preservation, Noise, and Recreation elements.

## COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS

Public outreach has taken place through a series of public forums; mass e-mail distributions; workshops, presentations and meetings; and planning group communications including working sessions with the CPC and the CPC General Plan subcommittee.

### **Public Forums**

A series of forums entitled "From Controversy to Solutions" was developed to provide opportunities for panel-based discussions on topics specific to general plan goals and policies. The forum on public facilities: "Mission Impossible? Balancing Public Facilities Needs and the Demand for More Housing," was held on September 16, 2004. The public was invited to the forum which was televised, and often repeated, on City TV24. A City Council member, a former City Manager, and other community leaders participated as panelists. The goal of each forum

was to provide a public venue to discuss a variety of differing points of view and to assist staff in policy development.

### **Workshops and Meetings**

In addition to the formal workshops with PC and LU&H described above, presentations and stakeholder meetings were held on specific topic areas with public agencies, professional organizations, community activists, the general public, and other city staff. Due to the broad range of public facilities and services covered in the PFSSE, coordination with a number of city departments has been critical for effective policy development. Staff continues to work closely with these contacts, including public utility providers, as the element is refined.

### **Community Planners Committee (CPC)**

The CPC initially discussed the July 2005 Draft General Plan at their meeting of August 23, 2005. Since then, the CPC formed a General Plan subcommittee to undertake a detailed, element-by-element review of the draft document. This subcommittee presented recommendations on element edits to the full CPC at each of the CPC meetings held in October 2005 through February 2006, and on April 25, 2006. This subcommittee initially discussed the July 2005 Draft PFSSE on January 9, 2006, and again on April 18, 2006 to review edits based on the initial input. CPC's recommendations, and staff's responses, are documented in Attachment 4.

Respectfully submitted,

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- Attachments:
1. Draft PFSEE
  2. Memo dated June 11, 2002 from Robert McGill, Strategic Framework Citizen Subcommittee Chair
  3. Existing Conditions Data Collection Fact Sheet
  4. CPC Recommendations – Public Facilities, Services and Safety Element





# Public Facilities, Services and Safety Element

## Purpose

To provide the public facilities and services that are needed to serve the existing population and new growth.

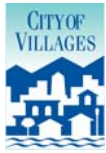
## Introduction

The Public Facilities, Services and Safety Element (PFSSE) addresses facilities and services that are publicly managed, and have a direct influence on the location of land uses. These include Fire-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Waste Management, Libraries, Schools, Information Infrastructure, Disaster Preparedness, and Seismic Safety. The policies within the PFSSE also apply to transportation and park and recreation facilities and services with additional guidance found in other elements as follows: park and recreation facilities are covered in the Recreation Element and transportation improvements are covered in the Mobility Element. Although publicly or privately managed, regulated Public Utilities, Regional Facilities, and Healthcare Facilities are also included as they too affect land uses and public health and safety. The PFSSE also provides policies for public facilities financing, prioritization, developer, and city funding responsibilities.

The 1979 Progress Guide and General Plan (1979 General Plan) established a growth management program to address the rapid growth on the periphery of the city, and the declining growth in the central areas of the city. The plan sought to revitalize the central business district and phase growth and development in outlying areas in accordance with the availability of public facilities and services, as discussed in the Strategic Framework chapter of the General Plan. Key components of the 1979 plan included:

- The city was divided into three “tiers” “urbanized,” “planned urbanizing,” and “future urbanizing.”
- The planned urbanizing areas consisted of newly developing communities where development was required to “pay its own way” through the use of Facilities Benefit Assessments (FBA), or other financing mechanisms such as Mello-Roos Districts.
- Growth was encouraged in urbanized communities, with the assumption that General Fund public capital improvement expenditures would be provided in those areas.

State constitutional and legislative actions adopted in the late 1970s and early 1980s significantly impacted local government financing of operations and capital needs. Passage of Proposition 13 in 1978 drastically reduced property tax revenues and required all “special taxes” be approved by two-thirds of local voters. Additional measures, such as Propositions 62 and 218 approved in the 1980s, exacerbated fiscal challenges for local governments with additional voter requirements on new taxes. These actions severely limited local government’s ability to generate new revenue



sources. Remaining General Fund revenues were allocated to many competing needs. As a consequence, urbanized communities were left without a stable, dedicated funding source, and capital improvements did not keep pace with development.

Since their establishment in 1980, FBAs have been very effective and successful in assuring adequate and timely public facilities, such as police, fire, parks, recreation, library, and transportation. To a limited extent, FBA revenues have also funded water and sewer facilities, although adopted user rate fees have served as the secured revenue source for these capital improvements and operations. Following a period of rapid growth in the 1980s and passage of the Mitigation Fee Act (California Government Code §66000-66025), the City Council adopted a Development Impact Fee (DIF) ordinance in 1987. The fee ordinance allowed for the establishment of DIFs in urbanized communities to collect a proportional fair-share of capital improvements needed to offset the impact of the development. Unlike FBA, DIFs were not intended to fully fund all capital improvements for existing and future development; fee revenues were contingent upon costs of identified needs, and rate and type of development. Further, costs of new facilities were shared by new growth and the existing resident base. In the years since their adoption, impact fees have contributed to a number of capital improvements. However, as private urban infill development continued, and a funding source to cover the portion of facilities attributed to existing residents was not identified, the public facilities deficit in urbanized communities continued to grow.

Managing growth in the city through the assurance of adequate and timely public facilities to serve the current and future population continues to be a great challenge. The 2002 Strategic Framework Element identified the facilities deficit in urbanized communities, and reaffirmed the need to address existing and future public facility and service needs. Strategic Framework Element direction has been further developed in the PFSSE through inclusion of a financing strategy, prioritization guidelines, and policies for new growth to pay its fair-share. Other sections of the Public Facilities Element provide updated guidelines and policies for specific facilities and services to guide land use development and guard public safety.

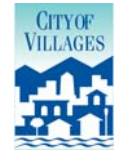
## A. Public Facilities Financing

### Goal

- ◆ Implementation of financing strategies to address existing and future public facility needs

### Discussion

The period of disinvestment in capital improvements needed for urbanized communities, as discussed in the Introduction section of this element, must now be reversed to successfully plan for the future. Investments in capital improvements are to be increased through: maintaining or

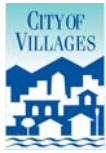


enhancing existing funding sources; maximizing joint-use efficiencies; strategically prioritizing capital investments (see Section B. Public Facilities and Services Prioritization); and allocating additional revenues for infrastructure. A partial list of potential funding sources is included in each Public Facilities Financing Plan and must be utilized as appropriate and available, giving consideration to flexibility in appropriations, voter requirements, and other conditions. The intent of the following policies is to identify a menu of options from which a number of possible financing strategies can be implemented. Additionally, policies are included to ensure that the city maximizes the potential benefit of DIFs and FBA to improve communities and secure private developer funding for a proportional share of public facility costs. Other policies call for the evaluation of the annual CIP to help ensure consistency and effectiveness in the implementation of all planning documents.

Recognizing the increasing number and costs of public facility needs, the city retained a consultant in 2001 to prepare a facilities financing study. The report identified the alternatives available for financing public facilities (see Table PFS-1) independent of impact fees in urbanized areas, in order to bring them up to current standards prior to absorbing additional population growth. In spite of the detrimental fiscal constraints, the city's role in implementing the financing strategy described herein is crucial to the planning and provision of public facility and service needs. California law limits development's required contributions for public facilities to a proportional fair-share based on a clear nexus. Therefore, the city must be held responsible for its fair-share of public facility and infrastructure costs to address current needs. The ultimate implementation of the City of Villages strategy is contingent upon the city's ability to provide and maintain its facilities in a timely fashion.

## Policies

- PF-A.1. Reduce existing deficiencies by investing in needed public facilities and infrastructure to serve existing and future development.
- PF-A.2. Address current and future public facility needs by pursuing, adopting, implementing, and maintaining a diverse funding and management strategy.
  - a. Ensure effective management and optimal allocation of all financial resources for both capital and operational needs.
  - b. Maximize operational and capital efficiencies.
  - c. Support state and local government fiscal reform efforts which provide an equitable redistribution of property tax proceeds or other revenues to the city from the state.
  - d. Assume an active leadership role in planning and implementing infrastructure investments on a collaborative regional basis and apportion, as applicable and appropriate, eligible infrastructure expenses to support regionally beneficial capital improvements projects.
  - e. Coordinate with all appropriate authorities and agencies for a more efficient use of shared resources, and increased joint-use of facilities and services.
  - f. Adopt new, or increase existing, Capital Improvements Projects (CIP) funding sources for needed public facilities and infrastructure.



- g. Work in partnership with stakeholders to design a bond measure to address the city's unfunded needs for capital improvements projects to support development.
- h. Facilitate, where supported by local residents, adoption of improvements and/or maintenance districts, and other assessments for locally prioritized facilities and/or services.
- i. Pursue Regional Comprehensive Plan and Smart Growth Incentive Program funding for transportation projects that have been prioritized consistent with Section B of this element.
- j. Continue to use and seek a broad range of funding sources to finance public facilities and infrastructure.

PF-A.3. Maintain an effective facilities financing program to ensure the impact of new development is mitigated through appropriate fees identified in Public Facilities Financing Plans (PFFP).

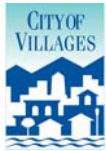
- a. Ensure new development pays its proportional fair-share of public facilities costs through applicable DIFs pursuant to the California Government Code.
- b. Ensure DIFs and FBAs are updated frequently and evaluated periodically to ensure financing plans are representative of current project costs and facility needs.
- c. Evaluate and update financing plans when community plans are updated.
- d. Include in financing plans a variety of facilities to effectively and efficiently meet the needs of diverse communities.
  - 1) Identify in financing plans those public facility needs that are eligible for DIF funding, including but not limited to: police, fire-rescue, library, parks and recreation, and transportation facilities.
  - 2) Identify in financing plans other public facilities recognized locally as serving the needs of the community, being accessible to and benefiting the public, but not eligible for DIF funding.
  - 3) Promote the joint-use of facilities, services, and programs, including schools, parks, recreational centers and facilities, libraries, child care facilities, and others.
- e. Identify community-level priorities in community plans and PFFP, in consultation with community planning groups.
  - 1) Incorporate community specific criteria in community plans to define and describe the desired character and location of needed facilities.
  - 2) Use PFFP to provide a baseline of existing needs and public prioritization preferences, overall and by category.
  - 3) Apply public facility and service guidelines which consider varied community constraints and needs, while providing an equivalent level of service and maintaining consistency with sustainable development policies.
  - 4) Evaluate and arrange prioritized community needs within a community facilities element of a community plan and within a PFFP, giving consideration to management, operation, and maintenance requirements.
  - 5) Allow for annual community review and update of identified priority lists in PFFPs.



- f. Pursue the formation of larger areas of benefit that include multiple communities for the purpose of calculating fees and identifying and addressing public facility needs on a comprehensive basis.

PF-A.4. Integrate all planning and development policies and strategies into the annual development of the CIP to ensure projects are programmed in a cost efficient manner.

- a. Review all capital projects for consistency with adopted planning documents, including the General Plan, community plans, PFFP, and others.
- b. Evaluate the fiscal impact and timing of needed capital improvements to minimize the burden on operations and maintenance budgets.
- c. Conduct annual conformance and audit reports of the Capital Improvements Program (CIP).



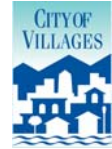
**Table PFS-1  
Major Revenue Options**

<b>Tax/Fee</b>	<b>Voter Requirement <sup>1</sup></b>	<b>Basis of Levy</b>
Ad Valorem Property Tax -Override for Bonds	Two-thirds	Citywide based on assessed value of property. An increase of the tax rate above 1% is limited to servicing bond debt service.
Sales and Use Tax <sup>2</sup>	Fifty percent if levied for general purposes <sup>3</sup>	Citywide, as a percentage of taxable retail and business-to-business sales.
Transient Occupancy Tax	Fifty percent if levied for general purposes <sup>3</sup>	Citywide, primarily derived from visitors
Business License Tax	Fifty percent	Citywide although specific rates could reflect policy priorities
Utility Users tax	Fifty percent	Citywide
Franchise Tax/Fees	Set by negotiation with individual utilities	While directly levied on utilities, effect would be citywide
Transfers from Municipal Utilities	None although may be vulnerable to proposition 218 challenge	Effect would be citywide
Real Property Tax Transfer	Fifty percent	Levied on Property sales
Parcel Taxes (including Mello-Roos)	Two-thirds	Can be levied citywide or locally
Storm Drain Fees	Likely fifty percent; Unresolved under Proposition 218	Likely Citywide
Refuse Collection Fees	Fifty percent to amend the City Municipal Code	Citywide on residential collection
Benefit Assessments	Fifty percent of property owners	Levied on property within a benefit assessment district

<sup>1</sup>. Based on California state law. Implementation of a city proposition to require two-thirds vote on all tax increase is subject to outcome of current litigation.

<sup>2</sup>. There is a statutory provision for countywide local sales tax. A citywide tax would require special legislation.

<sup>3</sup>. Sometimes levied as a special tax, requiring two-thirds voter approval.



## B. Public Facilities and Services Prioritization

### Goals

- ◆ Public facilities and services that are equitably and effectively provided through application of prioritization guidelines
- ◆ Maximum efficiency in the annual allocation of capital resources for the CIP
- ◆ Public facilities expenditures that are linked to implementation of the General Plan

### Discussion

Prioritization guidelines for public facilities and services are needed to efficiently and effectively allocate available resources. Policies within this section call for a formally structured approach to evaluate potential capital improvements projects by identifying appropriate criteria for each facility type. The system will be designed to heavily weigh a project's contribution to the protection of health and safety. High consideration will also be given to areas with existing or planned village characteristics and existing facilities deficits. Funds should also be targeted to foster village attributes citywide, through implementation of projects that support greater transit use, walkability, housing opportunities and inviting public spaces. Attention to community-level priorities will also be given during this process.

Upon complete assessment of criteria and ranking, projects will then be proposed for inclusion in the annual CIP. To maximize the optimal allocation of resources and implementation of the General Plan, citywide coordination and evaluation of proposed projects and available funding will be a critical step in finalizing the annual CIP. The following policies apply to all public facilities and services discussed in the General Plan.

### Policies

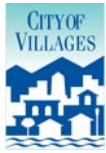
#### *Capital Programming and Financing*

- PF-B.1. Guide the annual programming of capital projects to optimize the appropriation of resources and to implement the General Plan.
- PF-B.2. Coordinate the allocation of public resources for prioritized needs across the city organization, to maximize operational and capital investment efficiencies.

#### *Facility Type Prioritization*

- PF-B.3. Create an organization-wide method for identifying and ranking capital improvement projects for proposed inclusion in the annual CIP and to guide the city's applications for regional, state, federal, or other funds.





- a. Establish an objective rating system which includes criteria that are appropriate for each facility type (bridges, roadways, traffic signals, pedestrian, drainage, water, sewer, parks, libraries, fire, police, etc.). Examples of potential criteria include, as applicable, but not limited to: health and safety, fiscal impact, capacity and service level, multimodal benefits, maintenance, legal mandates, and community support.
- b. Ensure projects conform to community plans and PFFP and incorporate community-level priorities identified in each of the plans in the ranking process.
- c. Concentrate the citywide allocation of public resources, and programming of capital projects for public facilities within communities with existing needs and village characteristics. Consider the following characteristics for ranking projects based on location:
  - Assign a high priority to projects within existing and potential village areas that are also located within communities not meeting General Plan-identified public facilities guidelines or acceptable levels of service, for the type of facility or service being considered. The characteristics of existing and potential village areas are described in the Land Use and Community Planning Element. Specific village locations are to be specified in the applicable community plan.
  - The next preference are areas generally outside existing and potential village locations as previously described, in communities that are not meeting public facilities guidelines or acceptable levels of service as identified in the General Plan for the type of facility or service being considered.
- d. Include in the ranking process preference for funding new or expanded public facilities and services which can address needs in multiple communities.
- e. Coordinate with other public, private, and non-profit entities to include areas with existing needs and village characteristics as a major criterion for allocating resources for new or expanded infrastructure, facilities, or amenities.

## C. Evaluation of Growth, Facilities, and Services

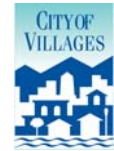
### Goals

- ◆ Development patterns supported by the timely and adequate provision of public facilities and services.
- ◆ Improvement of quality of life in communities through the evaluation of private development and the determination of appropriate exactions

### Discussion

The majority of new growth in the city needs to have a more compact urban form and increase joint-use efficiencies in order to achieve progress in remedying existing public facilities shortfalls and provide high quality public facilities and services in the future. In 2002 the city estimated a



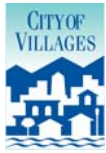


\$2.5 billion shortfall in funding for the provision of all identified capital improvements necessary to serve existing and future development anticipated by 2020. Adequate resources for capital and operational needs need to be secured, operational efficiencies need to be maximized, and facilities and services must be better tailored to meet the needs of diverse communities with respect to demographics. To meet current and future facilities needs, growth must be directed into development patterns that can be served efficiently. Limited, and often restricted existing funds must be targeted to support desired growth patterns (see the Land Use and Community Planning Element), and new or expanded funding sources must be considered alongside enhanced efficiencies and effective management of resources. Additionally, attention must be directed to the maintenance and operational requirements of all public facilities.

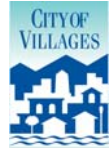
The comprehensive evaluation of development proposals will be critical to ensure any impacts to public facilities and services are identified and addressed. While the city endeavors to respond to existing and future needs with DIFs and other capital funding sources, private development will also be responsible for ensuring existing needs are not compounded by a proposed project. It is the intent of the city to ensure that future development does not adversely affect any community. Projects will be subject to DIFs or facilities benefits assessments to contribute their proportional fair-share of existing and future facilities, and under certain circumstances are required to provide a physical improvement as a condition of project approval. The city is committed to utilizing its police powers and legislative authority to implement the City of Villages strategy and improve all communities. As the city continues to mature and more communities become urbanized, the provision and timing of assured public facilities will continue to be crucial for effective planning implementation.

## **Policies**

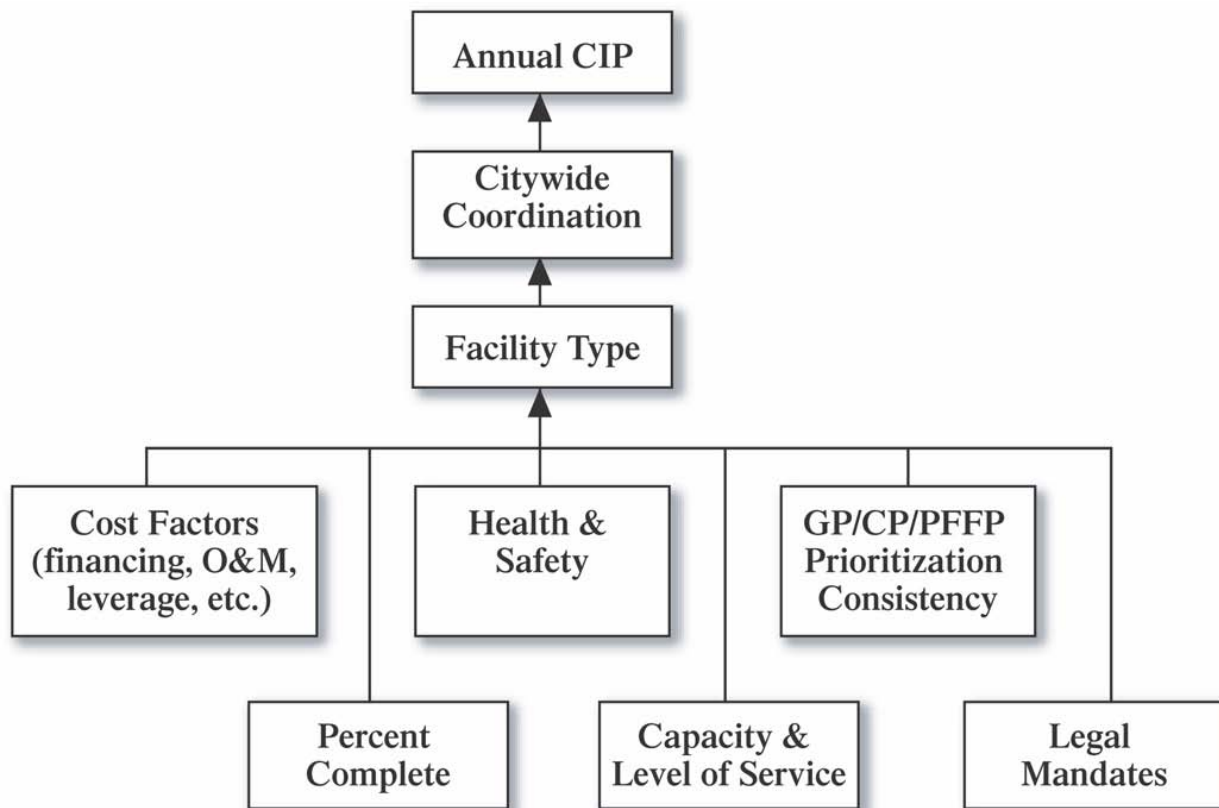
- PF-C.1. Require development proposals to fully address impacts to public facilities and services.
  - a. Identify the demand for public facilities and services resulting from discretionary projects.
  - b. Identify specific improvements and financing which would be provided by the project, including but not limited to sewer, water, storm drain, solid waste, fire, police, libraries, parks, open space, and transportation projects.
  - c. Subject projects, as a condition of approval, to exactions that are reasonably related and in rough proportionality to the impacts resulting from the proposed development.
  - d. Provide public facilities and services to assure that current levels of service are not negatively impacted as new development occurs.
- PF-C.2. Require a fiscal impact analysis to identify operations and maintenance costs with a residential discretionary development proposal requiring a community plan amendment.
- PF-C.3. Require residential projects that necessitate a community plan amendment to provide a physical improvement that benefits the affected community planning area.

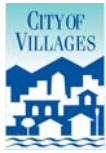


- PF-C.4. Reserve the right and flexibility to use the city's police powers and fiscal powers to impose timing and sequencing controls on new development to regulate the impacts and demands on existing or new facilities and services.
- PF-C.5. Develop a centralized citywide monitoring system, accessible to the public, to document and report on the following:
- New Development - development proposals, fiscal impacts, operations and maintenance requirements, required plan amendments, exactions, service level and capacity impacts;
  - CIP - funding sources, project and funding schedules, project amendments, project costs, project locations, project status; and
  - Existing Conditions - facility inventory, service and capacity levels, repair and replacement schedules, facility records (size, age, location, useful life, value, etc.).
- PF-C.6. Maintain PFFP to guide the provision of public facilities.
- a. Identify in financing plans all facilities costs and needs required to serve existing and future development.
  - b. Evaluate and update financing plans at developer expense for consistency if needed, when community plans are amended to increase density or intensity according to the following guidelines:
    - Evaluate community public facility and service existing conditions, including characteristics such as size, condition, age, performance, and other relevant factors;
    - Consider the age of the existing financing plan;
    - Assess available resources to perform a financing plan update;
    - Examine community development pressure and relationship to General Plan prioritization policies.
- PF-C.7. Conduct periodic review of the fiscal impacts of private development throughout the city to serve as a policy guide regarding the amount, intensity, location, and timing of new development.



**CIP PRIORITIZATION**  
**Illustration**





## D. Fire-Rescue

### Goal

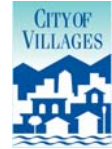
- Protection of life, property, and environment by delivering the highest level of emergency and fire-rescue services, hazard prevention, and safety education

### Discussion

Historically, the primary mission of the fire service was limited to fire protection. Over the past two decades the fire service's mission has expanded both locally and nationally. In 1997 the San Diego Medical Services Enterprise limited liability corporation was formed, through a partnership between the city of San Diego and Rural/Metro Corporation, to deliver paramedic services citywide. This program utilizes paramedics on the first responder apparatus as well as the ambulance units. In addition to the wide variety of traditional fire suppression services such as structural, airport, marine, and vegetation firefighting, today's services include emergency medical services (EMS), water rescue, hazardous material response, confined space rescue, cliff rescue, high angle rescue, mass casualty incidents, and response to terrorism and weapons of mass destruction. The fire service is also responsible for hazard prevention and public safety education.

The few remaining newly developing areas of the city often present challenges associated with proper site location, funding of fire stations, and timing of development. In redeveloping communities, funding and site locations for new or expanded facilities also require great effort and coordination. Additionally, the natural environment throughout the city presents considerable demands on fire-rescue services under various conditions. For additional support, city forces rely on numerous Automatic Aid agreements with jurisdictions adjoining the city of San Diego. These agreements assure that the closest engine company responds to a given incident regardless of which jurisdiction they represent. Mutual Aid agreements with county, state, and federal government agencies further allow the city, and any other participating agency, to request additional resources depending on the complexity and needs of a given incident.

Suburban residential development patterns and anticipated future infill development throughout the city will place an increasing demand on the capabilities of fire-rescue resources to deliver an acceptable level of emergency service. Service delivery depends on the availability of adequate equipment; sufficient numbers of qualified personnel, effective alarm/monitoring systems, and proper siting of fire stations and lifeguard towers. As fire-rescue facilities built in the 1950s and equipment continue to age, new investments must be made to support growth patterns and maintain levels of service to ensure public safety.



## Policies

- PF-D.1. Locate, staff, and equip fire stations to meet established response times. Typically a two to two-and-one-half mile distance between fire stations will address the required response times. Add one minute for turnout time to all response time objectives on all incidents. The following response time objectives are based on national standards:
- Total response time for deployment and arrival of the first-in engine company for fire suppression incidents should be within four minutes 90 percent of the time.
  - Total response time for deployment and arrival of the full first alarm assignment for fire suppression incidents should be within eight minutes 90 percent of the time.
  - Total response time for the deployment and arrival of first responder or higher-level capability at emergency medical incidents should be within four minutes 90 percent of the time.
  - Total response time for deployment and arrival of a unit with advanced life support (ALS) capability at emergency medical incidents, where this service is provided by the city, should be within eight minutes 90 percent of the time.
- PF-D.2. Deploy to advance life support emergency responses Emergency Medical Services personnel including a minimum of two members trained at the emergency medical technician-paramedic level and two members trained at the emergency medical technician-basic level arriving on scene within the established response time as follows:
- Total response time for deployment and arrival of Emergency Medical Services first responder with an Automatic External Defibrillator should be within four minutes to 90 percent of the incidents.
  - Total response time for deployment and arrival of Emergency Medical Services for providing advanced life support should be within eight minutes to 90 percent of the incidents.
- PF-D.3. Adopt, monitor, and maintain service delivery objectives based on time standards for all fire, rescue, emergency response, and lifeguard services.
- PF-D.4. Provide a minimum  $\frac{3}{4}$  acre fire station site area and allow room for station expansion.
- a. Consider the inclusion of fire station facilities in development projects as an alternative method to the acreage guideline.
  - b. Acquire adjacent sites that would allow for station expansion as opportunities allow.
  - c. Gain greater utility of fire facilities by pursuing joint-use opportunities such as community meeting rooms or collocating with police, libraries, or parks where appropriate.
- PF-D.5. Maintain service levels to meet the demands of continued growth and development, tourism, and other events requiring fire-rescue services.



- a. Provide additional response units, and related capital improvements as necessary, whenever the yearly emergency incident volume of a single unit providing coverage for an area increases to the extent that availability of that unit for additional emergency responses and/or non-emergency training and maintenance activities is compromised. An excess of 1,500 responses annually requires analysis to determine the need for additional services or facilities.
- PF-D.6. Provide public safety related facilities and services to assure that adequate levels of service are provided to existing and future development.
- PF-D.7. Evaluate fire-rescue infrastructure for adherence to public safety standards and sustainable development policies.
- PF-D.8. Invest in technological advances that enhance the city's ability to deliver emergency and fire-rescue services more efficiently and cost-effectively.
- PF-D.9. Provide and maintain a training facility and program to ensure fire-rescue personnel are properly trained.
- PF-D.10. Buffer, or incorporate design elements to minimize impacts from fire stations to adjacent sensitive land uses, when feasible.
- PF-D.11. Space oceanfront seasonal lifeguard towers every 1/10 of a mile or 10 towers per mile.

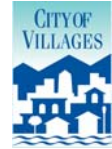
## E. Police

### Goals

- ◆ Safe, peaceful, and orderly communities
- ◆ Police services that respond to community needs, respect individuals, develop partnerships, manage emergencies, and apprehend criminals with the highest quality of service

### Discussion

The city of San Diego police services include patrol, traffic, investigative, records, laboratory, and support services. The city works toward accomplishing its police and public safety goals by embracing the Neighborhood Policing philosophy and practice. Neighborhood Policing requires shared responsibility between the city and residents in order to address underlying problems contributing to crime and the fear of crime. The city works in a problem solving partnership together with community groups, government agencies, private groups, and individuals to fight crime and improve the quality of life for the people of San Diego.



Until the 1980s, the city provided its police services citywide, primarily from a single centralized facility. Several in-house and consultant studies were conducted during the 1970s to evaluate the benefits of decentralizing police functions. As a result of these studies, it was determined that several area stations were to be established throughout the city to better serve individual communities. To accomplish this, a twenty-year plan was developed to establish four new area police stations (Southeastern, Western, Eastern, and Northeastern), replace the existing Southern Division station, construct a new Administrative and Technical Center to replace the existing police headquarters, and relocate the Central Division. Developing needs also led to the construction of a Mid-City Division facility and a centralized Traffic Division facility.

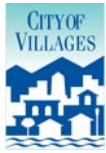
With the exception of the Northern Division area station (circa 1970), all major facilities now occupied by city police services were constructed during the twenty-year plan period. The demographics and population growth projections for the city have changed since the last studies were conducted, as have the needs and technologies employed by the city in providing police services. Advances in laboratory services, information technology, and specialized units have presented a challenge to those trying to accommodate them. Further, several of the area stations built during the 1980s are already crowded and in need of improvement.

As development and growth continue in the city, additional infrastructure, including additional police facilities, will be required to maintain the city's established police response time goals to ensure public safety.

## **Policies**

- PF-E.1. Provide a sufficient level of police services to all areas of the city by enforcing the law and working with the community to prevent crime.
- PF-E.2. Maintain average response time goals as development and population growth occurs. Average response time guidelines are as follows:
  - Priority E Calls (imminent threat to life) within seven minutes.
  - Priority 1 Calls (serious crimes in progress) within 12 minutes.
  - Priority 2 Calls (less serious crimes with no threat to life) within 30 minutes.
  - Priority 3 Calls (minor crimes/requests that are not urgent) within 90 minutes.
  - Priority 4 Calls (minor requests for police service) within 90 minutes.
- PF-E.3. Buffer, or incorporate design elements to minimize impacts from police stations to adjacent sensitive land uses, when feasible.
- PF-E.4. Plan for associated services or facilities to adequately support new stations.
- PF-E.5. Design and construct new police facilities consistent with sustainable development policies.





- PF-E.6. Provide a mechanism for police services personnel to analyze the effects development has on average response time goals and police facilities.

## F. Wastewater

### Goals

- ◆ Environmentally sound collection, treatment, re-use, disposal, and monitoring of wastewater
- ◆ Increased use of reclaimed water to supplement the region's limited water supply

### Discussion

The city's wastewater system provides regional wastewater treatment and disposal services for the city of San Diego and 15 other cities and districts in a 450 square mile service area that stretches from Del Mar in the north, to Alpine and Lakeside in the east, and south to the Mexican border. The system serves a population of more than 2.1 million, and is designed to accommodate regional growth. The city also operates and maintains the 3,000 mile Municipal Sewerage Collection System in the city of San Diego. The city's wastewater system protects ocean water quality and the environment, supplements a limited water supply, and meets all federal and state standards.

In the 1990s, the city constructed two water reclamation plants, a biosolids treatment facility, several pump stations and made major upgrades to the Point Loma Wastewater Treatment Plant. The treatment plant and two reclamation plants provide a functional treatment system capacity of 285 million gallons per day, sufficient to meet the projected needs of the 450 square mile service area through at least 2020. The two water reclamation plants produce reclaimed water for appropriate uses (including plant operation and irrigation) and support the city's water service strategy of diversifying water supply sources to reduce future reliance on imported water. Reclaimed water is sold and distributed by the city.

An aggressive Sewer Spill Reduction Program, started in 2001, is designed to minimize sewer spills, especially spills to public waters, and subsequent beach closures and postings. The entire 3,000 mile municipal sewer system is on a regular, tailored cleaning and maintenance schedule created to address specific needs and conditions. The oldest and most problematic lines are inspected by closed circuit televising (CCTV) equipment and assessed for rehabilitation or replacement to provide sustained system reliability on a cost-beneficial basis.

As part of its wastewater treatment operation, the city operates an ocean monitoring program. This program is designed to measure the effects of discharging treated wastewater from two ocean outfalls, as well as overall ocean water quality from Del Mar to below the Mexican border





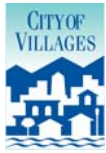
and from onshore to more than five miles out to sea. An industrial pre-treatment program permits and inspects businesses throughout the city to ensure that any harmful toxins, chemicals or heavy metals are removed from the wastewater flow before entering the city's sewer system.

Meeting evolving regulatory pressures is a nationwide challenge for the wastewater treatment industry. The city maintains an active dialogue with state and federal regulators as well as other key stakeholders. These efforts are aimed at developing and implementing the solutions that best balance the needs of all concerned.

Unlike many cities in the eastern United States, San Diego's storm water infrastructure is not combined with the city's sewerage system. During rainfalls, storm runoff moves untreated from streets and hillsides to channels and pipes that empty into creeks, streams and rivers, eventually reaching the ocean. However, the city has installed a number of dry weather interceptors around Mission Bay and along the coast that catch dry weather runoff from watered lawns, outdoor washing, or construction sites and route it into the sewer system. This small amount of runoff can be handled safely by the sewage treatment system and its removal before reaching the bay and ocean which helps to keep San Diego's waters clean.

## **Policies**

- PF-F.1. Meet or exceed federal and state regulatory mandates cost effectively.
- PF-F.2. Produce quality reclaimed water.
- PF-F.3. Minimize sewer spills by best practice infrastructure asset management practices.
- PF-F.4. Maintain conveyance and treatment capacity.
- PF-F.5. Construct and maintain facilities to accommodate regional growth projections that are consistent with sustainable development policies.
- PF-F.6. Ensure facilities meet business, safety, and life-cycle cost concerns.
- PF-F.7. Manage infrastructure assets optimally through efficient repair and replacement.
- PF-F.8. Support informed and timely resource allocation decisions.
- PF-F.9. Develop and execute a financing plan to satisfy requirements validated through the public participation process.
- PF-F.10. Explore entrepreneurial and environmental initiatives (such as the cogeneration of power) and pursue as appropriate.
- PF-F.11. Maximize the beneficial use of sludge to the extent feasible.



- PF-F.12. Maintain a cost-effective system of meeting or exceeding regulatory standards related to wastewater collection and treatment and storm water pollution prevention.
- PF-F.13. Incorporate new technologies and scientific advancements in the optimal provision of wastewater services.

## G. Storm Water Infrastructure

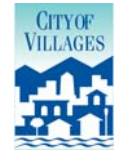
### Goals

- ◆ Protection of beneficial water resources through pollution prevention and interception efforts
- ◆ A storm water conveyance system that effectively reduces pollutants in urban runoff and storm water to the maximum extent practicable

### Discussion

The city's storm water pollution prevention efforts and conveyance system strive to protect the quality of our recreational waters and potable water resources as mandated by the federal Clean Water Act of 1972 and the San Diego Regional Water Quality Control Board. The city also maintains compliance with the Water Quality Control Plan for the San Diego Region (9), also referred to as the Basin Plan, and with storm water permits. These functions require a multi-faceted approach that couples infrastructure improvements and maintenance, water quality monitoring, source identification of pollutants, land use planning policies and regulations, and pollution prevention activities such as education, code enforcement, outreach, public advocacy, and training. Additional discussion on urban runoff management is included in the Conservation Element.

The city has more than 39,000 storm drain structures and over 900 miles of storm drain pipes and channels serving approximately 237 square miles of urbanized development. Most storm water infrastructure projects do not have the opportunity to affect site design or implement other means to keep pollutants from entering storm drain flows. Therefore, prevention through education, outreach, code enforcement, and other efforts continues to be the most effective method of protecting water resources. Secondly, capital improvement investments in storm water structures (curbs, gutters, inlets, catch basins, pipes, and others) determined through Best Management Practices are critical in order to reduce pollutant loading to acceptable levels. Public projects should be evaluated for their impact on the storm drain conveyance system and incorporate storm water quality and conveyance structures during the design process. Similarly, private development will mitigate the impacts of its development on the storm water conveyance system



while overall system monitoring including the identification of needs is also performed by the city.

In addition to capital investments in storm water structures, operations and maintenance are equally critical to ensure governmental compliance and clean water resources. Furthermore, state regulations require that the city keep track of storm water structure locations and maintenance via inspections, and in some cases, collection and/or reporting of storm water quality monitoring data. The storm drain fee and other sources of funds are instrumental in ensuring compliance with legal mandates and maintaining storm water prevention and conveyance functions.

## **Policies**

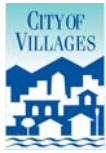
- PF-G.1. Ensure that all storm water conveyance systems, structures, and maintenance practices are consistent with federal Clean Water Act and California Regional Water Quality Control Board NPDES Permit standards.
- PF-G.2. Install infrastructure that, where feasible, includes components to capture, minimize, and prevent pollutants in urban runoff from reaching receiving waters and our potable water supplies.
- PF-G.3. Meet or exceed regulatory mandates in a cost-effective manner monitored through performance measures.
- PF-G.4. Develop and employ Master Drainage Plans for the city's watersheds to foster a comprehensive approach to storm water infrastructure improvements.
- PF-G.5. Identify and implement Best Management Practices for projects that repair, replace, extend or otherwise affect the storm water conveyance system. These projects should also include design considerations for maintenance, inspection, and, as applicable, water quality monitoring.
- PF-G.6. Pursue partnerships and collaborative efforts to sponsor and coordinate pollution prevention Best Management Practices that benefit storm water infrastructure maintenance and improvements.

## **H. Water Infrastructure**

### **Goal**

- ◆ A safe, reliable, and cost-effective water supply for San Diego

### **Discussion**



The city treats and delivers more than 200,000 AF (acre feet) per year of water to nearly 1.3 million residents. Its service area is generally located within the south central portion of San Diego County and is approximately 330 miles. The city's potable water system serves the city of San Diego and certain surrounding areas, including both retail and wholesale customers. The city's historically reliable water supply is credited to its ability to import and store water supplies from the Colorado River and Northern California. The city of San Diego has no direct control over the imported water supply, but is a member agency of the San Diego County Water Authority (SDCWA), which is responsible for securing the San Diego region's water supply from the Metropolitan Water District of Southern California (MWD).

In addition to delivering potable water the city has a recycled water use program to optimize the use of local water supplies, lessen the reliance on imported water, and free up capacity in the potable system. Recycled water gives the city a dependable, year-round, locally produced and controlled water resource.

The water system consists primarily of nine surface water reservoirs, three water treatment plants, and 32 treated water storage facilities and more than 3,460 miles of transmission and distribution lines.

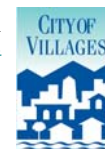
Surface Water Storage Facility	Total Capacity (in acre feet)	Connection
Lower Otay, Barrett and Morena Reservoirs	137,700 AF	Otay Water Treatment Plant
El Capitan, San Vicente*, Sutherland and Lake Murray Reservoirs	237,500 AF	Alvarado Water Treatment Plant
Miramar reservoir	7,200 AF	Miramar Water Treatment Plant
Lake Hodges Reservoir*	30,250 AF**	Unconnected to city water treatment operations

\* Will be connected to County Water Authority's (CWA) aqueduct system as part of CWAs Emergency Storage Project.

\*\* Currently (2005) sells 8,000-10,000 AF per year to neighboring water agencies per contractual agreement.

The city maintains and operates three water treatment plants with a combined total rated capacity of 294 million gallons per day (MGD).

Water Treatment Plant	Year Built	Rated Capacity (in million gallons per day)	Service Area
Miramar Water Treatment Plant	1962	140 MGD	North San Diego (north of San Diego River)
Alvarado Water Treatment Plant	1951	200 MGD*	Central San Diego (National City to the San Diego River)



Otay Water Treatment Plant	1940	34 MGD**	South San Diego (Border area)
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\* Ongoing improvements will increase rated capacity to 200 MGD by 2008.

\*\* Upon completion of improvements, rated capacity will increase to 40 MGD by 2009

The city also maintains and operates 32 treated water storage facilities, including steel tanks, standpipes, concrete tanks, and rectangular concrete reservoirs, with capacities varying from less than one million gallons to 35 million gallons. The water system consists of approximately 3,460 miles of pipelines, including transmission lines up to 84 inches in diameter and distribution lines as small as four inches in diameter. In addition, the city maintains and operates over 50 water pump stations that deliver treated water from the water treatment plants to over 268,000 metered service connections in over 90 different pressure zones. The city also maintains several emergency connections to and from neighboring water agencies. The city built the North City Water Reclamation Plant (NCWRP) and the South Bay Water Reclamation Plant (SBWRP) to treat wastewater to a level that is approved for irrigation, manufacturing and other non-drinking, or non-potable purposes. The NCWRP has the capability to treat 30 MGD of sewage and the SBWRP can treat 15 MGD. The recycled water distribution system consists of 66 miles of recycled water pipeline, a nine MGD reservoir and two pump stations.

As imported water supplies become scarce because of population increases, economic growth, and competing regional demands, San Diego must develop additional water resources to ensure an adequate supply for present and future generations. By 2030, the city's water demands are projected to increase by approximately 55 million gallons a day (MGD) or 25 percent over 2002 levels. To accommodate this demand, the challenge is to continue providing existing and new consumers with a safe and reliable water supply in a cost-effective manner.

## Policies

- PF-H.1. Optimize the use of imported supplies and improve reliability by increasing alternative water sources to: provide adequate water supplies for present uses, accommodate future growth, attract and support commercial and industrial development, and supply local agriculture.
- Prepare, implement, and maintain, long-term, comprehensive water supply plans and options in cooperation with the appropriate state and federal agencies, regional authorities, water utilities, and local governments.
  - Develop potential groundwater resources and storage capacity, combined with management of surface water in the water basin to meet overall water supply and resource management objectives.
  - Participate in advanced water treatment processes and non-traditional water production techniques such as brackish groundwater and seawater desalination programs.
  - Continue to expand recycled water programs.
  - Pursue water transfers.
  - Optimize storage, treatment and distribution capacity.
  - Ensure adequate water supply during emergency situations.



PF-H.2. Provide and maintain essential water storage, treatment, and supply facilities and infrastructure to serve existing and future development.

## I. Waste Management

### Goals

- ◆ Efficient, economical, environmentally-sound waste collection, management, and disposal
- ◆ Maximum diversion of materials from disposal through the reduction, reuse, and recycling of wastes to the highest and best use

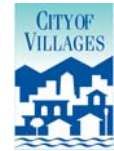
### Discussion

Managing the refuse of society is an essential government function. Waste materials that are not effectively managed, collected, and disposed of, pose a health threat. Solid waste management requires an integrated approach focusing first on health and safety. The city is required to comply with California Public Resources Code requirements for integrated waste management practices. It is also necessary for the city to plan for the current and future disposal needs of San Diego's residents.

A primary component of any integrated solid waste management strategy is waste reduction. As emphasized in state, county, and city laws and planning documents, the less waste material that is produced in the first place, the better, both from an economic and an environmental perspective. Waste reduction is essential in all facets of society, including the home, government and private offices, farms, manufacturing facilities, and entertainment establishments. Wasted materials cause environmental impacts at each stage of their life cycle. There are impacts associated with the initial manufacture of the material, the transport of the material for sale, and the transport of the material for disposal or recycling. For waste materials that cannot be reduced at the source, local government must take steps to ensure efficient collection, maximum recycling/composting, and safe and environmentally-sound disposal. If not recycled or composted, the material takes up space in a landfill.

Local government must continue to take an active role in educating the public about the economic and environmental benefits of waste reduction. For example, consumable items should be as durable as possible, with a long and efficient life that prevents wasting of resources. In addition, the city must also continue to provide litter prevention and abatement services.

Even with expanded waste processing requirements and opportunities, such as mixed construction and demolition debris recycling facilities, residual materials from these recycling operations will require safe disposal. The San Diego County Integrated Waste Management



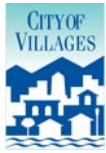
Plan, Countywide Siting Element shows that, unless changes are made, by the year 2007 existing disposal facilities will not have the necessary permitted throughput rates (amount of and rate at which waste material can enter the disposal facility) to accommodate projected waste disposal needs in the region. Therefore, although waste diversion is the first priority, disposal must also be planned for. As the city's and the region's landfills near capacity, they must be evaluated for potential expansion, or new disposal sites must be identified to accept the residuals from collection programs and from current and expanded waste processing facilities. The city is currently evaluating methods to extend the life of its Miramar Landfill. The city is also reevaluating older facility siting studies and planning for long term waste management needs, including increased diversion and processing facilities, and continued capacity for disposal of residual materials.

It is the city's responsibility to manage the collection, recycling/composting, and disposal of waste materials. Environmental, economic and regulatory principals should guide the provision of the waste management services necessary to protect public health and safety whether the city provides the service directly or manages it through franchises, land use controls, or other methods.

## **Policies**

- PF-I.1. Provide efficient and effective waste and recycling collection services.
  - a. Route city and private fleets to minimize truck trip distances and use fuel-efficient vehicles producing low emissions.
  - b. Design or retrofit city and private operation stations consistent with sustainable development policies.
  - c. Encourage waste reduction and recycling with source-separated collection of materials.
  - d. Encourage businesses and residences to provide space for recycling containers and efficient collection.
  - e. Identify additional funding sources for all waste management services.
- PF-I.2. Maximize waste reduction and diversion.
  - a. Conveniently locate facilities and informational guidelines to encourage waste reduction, diversion, and recycling practices.
  - b. Operate public and private facilities that collect and transport waste and recyclable materials in accordance with the highest environmental standards.
  - c. Support resource recovery programs that produce soil additives, mulch, or compost from yard debris and organic waste.
  - d. Maximize the separation of recyclable and compostable materials.
  - e. Provide local manufacturing facilities that recycle materials into usable products or that compost organic materials.
  - f. Support recycling of construction and demolition (C&D) of debris. Strive for recycling of 100 percent of inert C&D materials and a minimum of 50 percent of all other material.





- g. Use recycled, composted, and post-consumer materials in manufacturing, construction, public facilities and in other identified uses whenever appropriate.
- h. Encourage advance disposal fees to prevent the disposal of materials that cause handling problems or hazards at landfills.
- i. Provide sufficient information on the movement of waste and recyclable materials to meet regulatory requirements at public and private transfer stations and materials recovery facilities to allow adequate planning.
- j. Reduce subsidies to disposal and increase incentives for waste diversion.
- k. Promote manufacturer and retailer responsibility to divert harmful, reusable, and recyclable products upon expiration from the waste stream.
- l. Provide a mixed construction and demolition waste materials recycling facility.
- m. Expand and stabilize the economic base for recycling in the local and regional economy by encouraging and purchasing products made from recycled materials.
- n. Continuously assess new technologies for recycling, composting, cogeneration, and disposal to maximize efficient use of city resources and environmental protection.

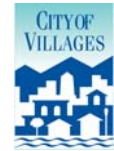
PF-I.3. Provide environmentally-sound waste disposal facilities and alternatives.

- a. Design and operate disposal facilities located within the city, or that serve as a destination for city waste, to meet or exceed the highest applicable environmental standards.
- b. Investigate alternatives to standard disposal practices as fiscally and environmentally-sound technologies become available.
- c. Ensure efficient, environmentally-sound refuse and recyclable materials collection and handling through appropriate infrastructure, alternative fuel use, trip coordination, and other alternatives.
- d. Ensure environmentally and economically sound disposal options for materials that cannot be effectively reduced, reused, recycled, or composted.
- e. Plan for disposal needs considering factors such as trip distance and environmentally-sound disposal capacity.
- f. Cooperate on a regional basis with local governments, state agencies, and private solid waste companies to find the best practicable, environmentally safe, and equitable solutions to solid and hazardous waste management.
- g. Maximize environmental benefit in landfill-based waste diversion and effective load check programs by ensuring that recyclable or hazardous materials do not end up in the landfill.
- h. Use closed and inactive landfill sites for public benefits, such as provision of energy from waste generated methane, creation of wildlife habitat upon proper remediation or other land uses determined to be appropriate.

PF-I.4. Promote litter prevention efforts and practices.

- a. Provide conveniently located public litter and recyclable materials containers on public streets and in large public venues.





- b. Encourage partnerships and collaborative efforts to sponsor and coordinate neighborhood pride/cleanup events.
- c. Promote anti-litter education campaign and encourage point of purchase and other funding options to support education and cleanup efforts.

## J. Libraries

### Goals

- ◆ A library system that contributes to the quality of life through quality library collections, technologically improved services, and welcoming environments
- ◆ A library system that is responsive to the specialized needs and desires of individual communities

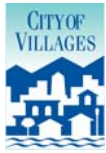
### Discussion

The library system is a primary steward of the diverse cultural heritage of the San Diego community and of the enduring elements of world civilization; it is a portal to the world around us. It is a vital learning presence in the community, providing information objectively and offering lifelong learning opportunities to every citizen through the system's Central Library and 34 branches. The staff, collections, services, physical facilities, and programs exist to provide the best library service possible to all San Diegans. Each library strives to be a welcoming place.

The library system conducts regular evaluations of services to adapt to service demands, take advantage of constantly evolving technology, and to provide for facility construction and maintenance costs. Such assessments contribute to the provision of adequate collections that are responsive to community needs. Technological advances will continue to redefine what and how information and materials are provided and other library services. While available and applied technologies continue to influence the modern evolution of the library system, the need for physical library facilities will remain an integral aspect of the city's public services. For guidance on the design of libraries, see the Urban Design Element Section F – Public Spaces and Civic Architecture.

### Policies

- PF-J.1. Design all branch libraries to meet the facility and service guidelines provided in the adopted 21st Century Library Program. Library design should incorporate public input to address the needs of the intended service area.
- PF-J.2. Plan for larger library facilities that can serve multiple communities and accommodate sufficient space to serve the larger service area. As feasible, collocate with Community Service Centers.



- PF-J.3. Build new library facilities to meet energy efficiency and environmental requirements consistent with sustainable development policies.
- PF-J.4. Locate new library facilities near village centers and public transit.
- PF-J.5. Design libraries to provide consistent and equitable services as communities grow in order to maintain service levels which consider operational costs and are based on established guidelines.
- PF-J.6. Pursue joint-use of libraries with other compatible community facilities and services including other city operations.
- PF-J.7. Build and maintain a library system that adapts to technological changes, enhances library services, and meets community and library system needs.

## K. Schools

### Goals

- ◆ A multi-level public and private school system that enables all students to realize their highest potential as individuals and as members of society
- ◆ Educational facilities that are equitable, safe, healthy, technologically equipped, aesthetically pleasing, sustainable, and supportive of optimal teaching and learning for all students, and welcoming to parents and community members
- ◆ A public school system that provides opportunities for students to attend schools within their residential neighborhoods as well as choices in educational settings outside their neighborhoods

### Discussion

One of the most important public services is the provision of schools and the offering of quality education to the residents of the city. San Diego has many levels of public and private educational institutions available: universities and colleges; adult education; numerous junior colleges; and the elementary and secondary school system. This section addresses the K-12 educational level and presents policies calling for cooperation among the various independent educational authorities within the city.

School districts must make construction and reconstruction investments to meet the needs of



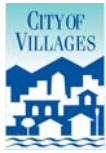
existing and planned housing and demographic shifts. Similarly, to meet the demands of a diverse and competitive economy, other educational institutions must invest in expanding opportunities to accommodate growth, demographic shifts, and increased competition. For additional policies on education development see the Economic Prosperity Element.

A balance must be established between the competing needs of maintaining/developing housing and constructing/expanding schools. Due to limited land availability in urbanized areas, school sites are sometimes chosen that require the removal of existing housing units. The removal of these housing units may displace students that the school was intended to serve, thus reducing the projected student population. Other redevelopment which involves the conversion of housing supporting lower income families can have the same impact. These multiple and interrelated impacts should be considered carefully in school siting decisions.

School siting and design can also help strengthen communities by providing a center for community activities that extend beyond the school day. Joint-use of school facilities can result in a more efficient use of scarce public resources and provide neighborhood/community amenities such as shared use of playing fields, auditoriums that double as community theaters, and libraries, health clinics and other community services incorporated into schools while also designed for greater community access. For additional guidelines on the planning and design of more neighborhood-centered schools see ME-A.2. of the Mobility Element.

## **Policies**

- PF-K.1. Assist the school districts in resolving problems arising over the availability of schools in all areas of the city.
- PF-K.2. Design schools as community learning centers, recognize them as an integral part of our neighborhoods, and encourage equitable access to quality schools and other educational institutions.
- PF-K.3. Consider use of smaller school sites for schools that have smaller enrollments, and/or incorporate space-saving design features (multi-story buildings, underground parking, placement of playgrounds over parking areas or on roofs, etc.).
- PF-K.4. Collaborate with school districts and other education authorities in the siting of schools and educational facilities to consider the following factors: fault zones; high-voltage power lines; major underground fuel lines; outside areas susceptible to landslides and flooding; excessive noise (see Noise Element, Figure NE-2); industrial areas; hazardous material sites, and significant motorized emissions.
- PF-K.5. Work with school districts to better utilize land through development of multi-story school buildings.
- PF-K.6. Continue joint-use of schools with adult education, civic, recreational, and community programs, and for public facility opportunities.



- PF-K.7. Work with the school districts to develop school facilities that are architecturally designed to reflect the neighborhood and community character, that are pedestrian and cycling friendly, and that are consistent with sustainable development policies and urban design policies.
- PF-K.8. Work with school districts to avoid environmentally protected and sensitive lands.
- PF-K.9. Work with school districts in evaluating best use of underutilized school district facilities and land for possible public acquisition and/or joint-use.

## L. Information Infrastructure

### Goals

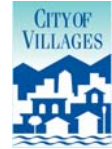
- ◆ Increased opportunities for connectivity in the information infrastructure system
- ◆ An information infrastructure system that meets existing and future communication, access, and technology needs
- ◆ An integrated information infrastructure system that enhances economic viability, governmental efficiency, and equitable universal access
- ◆ A city that regulates and coordinates telecommunications to ensure and safeguard the public interest

### Discussion

In January 2000, the city developed its first Information Technology Strategic Plan (ITSP). The ITSP is intended to define the city's vision of the future for information technology and key strategies for achieving this vision. The plan also serves to provide citywide guidance and direction for the management and development of information technology.

The city recognizes that information technology can enable it to achieve its business goals and meet its challenges, including development of more efficient and cost-effective city services. Additionally, the city recognizes the need to develop and maintain the necessary information infrastructure in order to achieve the desired levels of communication, service, business, and access, internally and externally, for all public and private entities.

In addition to internal strategies, the city will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional



infrastructure such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, televisions, video, satellites, personal digital assistants, internet, personal computers, and other technical devices has created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego.

## Policies

- PF-L.1. Incorporate appropriate information infrastructure requirements into all relevant local policies, ordinances, and plans.
- PF-L.2. Coordinate with all agencies and programmed project schedules to minimize disruptions to residents and public rights-of-way, and incorporate information infrastructure needs and opportunities.
- PF-L.3. Provide infrastructure to ensure seamless communications and universally available access to data for all internal and external groups.
- PF-L.4. Facilitate economic development citywide, with consideration of the city's status in the border region of Mexico, with adequate provision of an information infrastructure system.
- PF-L.5. Work with private telecommunication service providers to develop and maintain an integrated information infrastructure system.
- PF-L.6. Promote internally and externally cost-efficient delivery of services and exchange of information using telecommunication systems, including "hot zone" designations and other similar strategies.
- PF-L.7. Encourage city departments and other employers to adopt telecommuting, wherever practical, to mitigate traffic congestion, air pollution, environmental concerns, and quality of life issues.
- PF-L.8. Provide incentives for developers to pre-wire new and remodeled residential and non-residential structures to accommodate emerging technologies (fiber optic, wireless, Ethernet, digital subscriber line, voice over internet protocol, internet control panels, and many others) to allow seamless communications citywide.
- PF-L.9. Improve the city's existing emergency telecommunication system so that it can better respond to and mitigate the impacts of various emergency situations.



- PF-L.10. Provide public access workstations in all communities within the city.
- PF-L.11. Support efforts to provide those with disabilities access to the most current technologies.
- PF-L.12. Monitor emerging technologies to develop and maintain an effective information infrastructure system and strategy citywide.
- PF-L.13. Ensure proper reuse, recycling and waste diversion efforts of communications equipment and other technologies upon expiration of use.

## M. Public Utilities

### Goals

- ◆ Public utility services provided in the most cost-effective and environmentally sensitive way
- ◆ Public utilities that sufficiently meet existing and future demand with facilities and maintenance practices that are sensible, efficient and well-integrated into the natural and urban landscape

### Discussion

The California Constitution vests in the California Public Utilities Commission (CPUC), the exclusive power and sole authority to regulate privately-owned or investor-owned public utilities such as San Diego Gas & Electric (SDG&E). This exclusive power extends to all aspects of the location, design, construction, maintenance, and operation of public utility facilities. Nevertheless, the CPUC has provisions for regulated utilities to work closely with local governments and give due consideration to their concerns. The state also regulates energy consumption under Title 24 of the California Code of Regulations. The title 24 Building Energy Efficiency Standards apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential structures.

The primary public utility in the region is SDG&E. This utility provides energy service to 3.3 million consumers through 1.3 million electric meters and more than 800,000 natural gas meters in San Diego and southern Orange counties. The utility's area spans 4,100 square miles. In addition to the major energy utility, there are other prominent utilities serving the city and region. AT&T is the nation's largest telecommunications company providing local residents with integrated communications and entertainment services including IP-based (Internet Protocol) network capabilities which integrate voice, data and video. The dominant providers of



communications networks and cable television programs are Cox Communications and Time Warner Cable. In addition to providing high quality cable, high-speed internet, and digital telephone services, they offer the latest technologies to improve economic opportunities and quality of life.

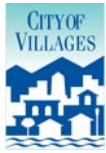
The city of San Diego also serves as a major public utility provider offering water, sewer, and solid waste management (collection, recycling, and disposal) services. Additional discussion and policies related to these services are provided in the respective sections of this element. In 1991 the city Public Utilities Advisory Commission was established to provide advice and recommendation to the city's elected officials and executive management on matters related to public utilities operations which impact ratepayers and residents of the city. In 2002 the city formally adopted a policy for the undergrounding of overhead utility lines to protect public health, safety, and general welfare. As of 2005, the city has averaged approximately 30-35 miles of undergrounding each year and plans undergrounding in nearly all residential areas to be completed within the next 20-25 years. The San Diego Metropolitan Transit System also functions as a major public utility in San Diego through its management and provision of transportation and transit services.

Providing and planning for adequate public utilities and the means to transmit, convey, or provide the service is essential to ensuring that services and utilities keep pace with anticipated growth. The scarcity of suitable facility sites and the sensitivity of conserved resource areas, especially in urbanized areas where many facilities are located, make planning for sufficient public utilities challenging. Given the increasingly urban nature of southern California, and as the city becomes fully urbanized, it is essential to fully integrate the design and space requirements for public utilities into all planning efforts.

## **Policies**

- PF-M.1. Ensure that public utilities are provided, maintained, and operated in a cost-effective manner that protects residents and enhances the environment.
- PF-M.2. Coordinate with all public and private utilities to focus utility capital investments and design projects to help implement the City of Villages.
- PF-M.3. Integrate the design and siting of safe and efficient public utilities and associated facilities into the early stages of the long range planning and development process, especially in redevelopment/urban areas where land constraints exist.
- PF-M.4. Cooperatively plan for and design new or expanded public utilities and associated facilities (e.g., telecommunications infrastructure, planned energy generation facilities, gas compressor stations, gas transmission lines, electrical substations and other large scale gas and electrical facilities) to maximize environmental and community benefits.
  - a. Use transmission corridors to enhance and complement wildlife movement areas and preserved open space habitat as identified in the city's MSCP.





- b. Provide adequate buffering and maintained landscaping between utility facilities and residential and non-residential uses, including the use of non-building areas and/or rear setbacks.
- c. Maximize land use and community benefit by locating compatible/appropriate uses within utility easements/right-of-ways (e.g., passive parkland, natural open space, wildlife movement, urban gardens, plant nurseries, parking, access roads, and trails). Trails can be allowed in these easement/right-of-ways, provided proper indemnification, funding and maintenance is set forth in a written agreement between the public utility, the city and project developer.
- d. For projects, in particular large scale developments (such as those requiring redevelopment plans, community plan updates, general plan amendments), consult and coordinate with all appropriate public utilities early on to determine the type, size, and location of facilities that are needed to accommodate the project's increased demand.
- e. Incorporate public art with public utility facilities, especially in urban areas.

## N. Regional Facilities

### Goals

- ◆ Regional facilities that promote and support smart growth and improve quality of life

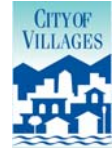
### Discussion

San Diego has a number of facilities serving regional needs which directly affect land use decisions and quality of life. Some of these facilities include: freeways, highways, transit systems, parks, open space, stadiums, convention centers, solid waste, water, sewer, dams, detention, airports, healthcare, port, energy, education, military, and international border facilities. The region also has an equal or greater number of agencies involved in the provision, regulation, and management of such facilities.

Planning, maintaining, expanding, or constructing new regional facilities requires great coordination and cooperation among participating agencies. The San Diego Association of Governments (SANDAG) is the chief agency responsible for regional planning and transportation issues. While other agencies may be responsible for a particular regional serving facility, SANDAG provides the forum for regional decision-making. SANDAG is accredited with building consensus, making strategic plans, obtaining and allocating resources, plans, engineers, and building public transportation, and providing information on a broad range of topics pertinent to the region's quality of life.

Expansion or construction of new regional facilities will have an impact on all city residents. The city must make efforts to align these capital investments so that they help to implement the City of Villages strategy.





## Policies

- PF-N.1. Assume an active leadership role in planning and implementing regional facility and infrastructure investments through collaborative efforts.
- PF-N.2. Collaborate with public, private, and non-profit agencies to implement alternative investment policies and strategies that support growth in urban locations.
- PF-N.3. Encourage infrastructure investments in regional capital facilities that provide a positive economic impact and leverage for competitive advantages.
- PF-N.4. Coordinate the timing and development of new or expanded regional serving facilities to precede the development they will support.

## O. Healthcare Services and Facilities

### Goal

- ◆ Public and private healthcare services and facilities that are easily accessible and meet the needs of all residents

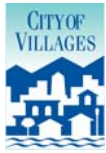
### Discussion

Healthcare services and facilities are essential to protect and improve health, safety, and quality of life for all residents. Numerous healthcare facilities such as hospitals, emergency centers, clinics, treatment centers, and other similar offices and facilities are located throughout the city and region. The County of San Diego provides a number of healthcare facilities and services for residents. Overall, public, private, and non-profit agencies, provide, a wide range of environmental, mental, physical, public health, and alcohol and drug abuse services.

The city should continue to coordinate with public, private, and non-profit healthcare facility and service providers to help ensure that healthcare services and facilities are available to residents and that siting decisions are integrated with the city's growth strategy. For example, equitably and carefully locating these facilities and services in communities with village characteristics can help meet the health care needs of a growing population in a manner that increases accessibility, reduces driving trips, and provides for educational, employment, and training opportunities. For additional guidance on the siting of health care facilities and services see the Environmental Justice section of the Land Use and Community Planning Element.

## Policies

- PF-O.1. Encourage the provision of diverse, adequate, and easily accessible healthcare facilities and services to meet the needs of all residents.
- PF-O.2. Coordinate with providers so that the expansion or construction of new health care



facilities addresses General Plan and community plan goals.

- PF-O.3. Encourage the collocation and joint-use of healthcare facilities and services among providers, and as appropriate with any city services.

## P. Disaster Preparedness

### Goals

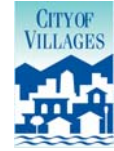
- ◆ A city and region that, through diligent planning, organizing, and training are prepared for man-made and natural disasters
- ◆ Reduced disruptions in the delivery of vital public and private services during and following a disaster
- ◆ Prompt and efficient restoration of normal city functions and activities following a disaster

### Discussion

The city of San Diego's disaster preparedness program emphasizes the prevention of, response to, and recovery from natural, technological, and manmade disasters including acts of terrorism. The program is designed to improve the city's ability to protect employees, the community, and the environment; and to enhance its ability to recover from financial losses, regulatory fines, damages to facilities or equipment, and other impacts on service delivery or business continuity.

Prevention of disasters addresses prevention, mitigation, and educational activities which reduce or eliminate a threat, or reduce its impact on life, health, and property. The response efforts incorporate the functions of planning, training, exercising, and execution and are conducted in accordance with U.S. Department of Homeland Security Office of Domestic Preparedness requirements. In the event of a disaster, recovery efforts, including Local Assistance Center (LAC) operations, are generally oriented toward activities that focus on returning to normalcy after an event. Key to recovery is the process of identifying critical services and their dependencies on infrastructures such as buildings, power, communications, and data systems.

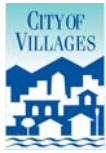
The city's disaster preparedness efforts also include oversight of the city's Emergency Operations Center (EOC). The effort is responsible for maintaining the EOC in a continued state of readiness, training city staff and outside agency representatives in their roles and responsibilities, and coordinating EOC operations when activated in response to an emergency or major event/incident. Additionally, the city is responsible for the development and maintenance of emergency operational documents and guides for city facilities, Qualcomm Stadium, PETCO Park, and potential major events or incidents.



National and international events continue to focus attention on homeland security and public safety issues. The city is coordinating efforts to improve staff's ability to manage vital information and limited resources during a major emergency such as an earthquake, chemical spill, or act of terrorism through the use of technology. The city is also responsible for securing and managing homeland security and other grant funds to enhance its, and the region's, security and overall preparedness to prevent, respond to, and recover from any hazard whether natural or man-made.

## **Policies**

- PF-P.1. Ensure operational readiness of the Emergency Operations Center.
- PF-P.2. Establish communications with all city elected officials and managers regarding Office of Homeland Security issues.
- PF-P.3. Develop and maintain current, integrated, and comprehensive Emergency Operations and Disaster Plans on an annual basis.
- PF-P.4. Coordinate the development and implementation of a city business continuity plan to ensure the continuity of operations and government in the event of a major disaster or emergency.
- PF-P.5. Ensure that citywide guidelines for Operational Conditions (OPCON) are aligned with the U.S. Department of Homeland Security and integrated into each city department's procedures and Emergency Operations Plans.
- PF-P.6. Coordinate citywide emergency management and disaster planning and response through the integration of key city departments into the preparedness and decision-making process.
- PF-P.7. Develop a comprehensive exercise program consistent with the U.S. Department of Homeland Security Office of Domestic Preparedness requirements.
- PF-P.8. Coordinate with other urban area jurisdictions to execute a variety of exercises to test operational and emergency plans.
- PF-P.9. Collaborate with other local, state, and federal jurisdictions and private entities to promote the integration and improvement of regional response capabilities.
- PF-P.10. Facilitate the execution of the city's Community Emergency Response Team (CERT) program to meet the requirements set forth by the Emergency Preparedness and Response directorate of the U.S. Department of Homeland Security and the San Diego Citizen's Corps Council.



PF-P.11. Ensure that disaster recovery efforts involving the disposal of materials adhere to the policies in the Waste Management section of this element.

## Q. Seismic Safety

### Goals

- ◆ Protection of public health and safety through abated structural hazards and mitigated risks posed by seismic conditions
- ◆ Development that avoids inappropriate land uses in identified seismic risk areas

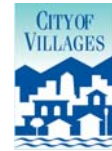
### Discussion

The fundamental objective of the seismic safety policies is to reduce the risk of hazard resulting from future seismic and related events. The seriousness of seismic risk to public safety is a function not only of local seismic conditions, but also a public awareness of the seismic hazards present, and the effectiveness of mitigation policies and practices utilized to reduce the risk resulting from the hazards. This section identifies existing and potential land use planning efforts which are instrumental in planning for seismic safety.

Southern California is considered one of the most seismically active regions in the United States, with numerous active faults and a history of destructive earthquakes. San Diego is located approximately 100 miles west of the San Andreas Fault, the predominate earthquake hazard in the state, and is close to several large active faults capable of producing intense ground shaking. Faults influencing local seismicity include the Elsinore, San Jacinto, Coronado Bank, San Diego Trough, San Clemente and La Nación. In addition, the downtown area of the city is underlain by the active Rose Canyon Fault. Local geologic maps show that most neighborhoods in San Diego are underlain by numerous smaller faults (see Geo-Technical Relative Risk Areas map).

Situated in such proximity to large faults creates a significant seismic risk to the city of San Diego. Damage to structures and improvements caused by a major earthquake will depend on the distance to the epicenter, the magnitude of the event, the underlying soil, and the quality of construction. The severity of an earthquake can be expressed in terms of both intensity and magnitude. The magnitude of an earthquake is measured by the amount of energy released at the source of the quake. The Richter scale, developed in the 1930s for Southern California, is used to rapidly define earthquake size and estimate damage.

The city uses the San Diego Seismic Safety Study, a set of geologic hazard maps and associated tables, as a guideline to correlate acceptable risk of various land uses with seismic (and geologic) conditions identified for the site. Large and complex structures, and places attracting large



numbers of people, are most restricted as to geographic location based on site conditions. These facilities include dams, bridges, emergency facilities, hospitals, schools, churches, and multi-story, high density residential structures. Low and medium residential development is considered land use of a lesser sensitivity and is therefore “suitable” or “provisionally suitable” (requiring mitigation) under most geologic conditions. Uses with only minor or accessory structures can be located on sites with relatively greater risk due to lower user-intensity associated with activities such as parks and open space, agriculture, and most industrial land uses. Geotechnical investigations are required to be performed prior to site development. The scope of investigations can range from feasibility surveys to extensive field exploration and engineering/geologic/seismic analyses depending upon the complexity of site conditions and the intensity of the proposed land use.

San Diego has been required to enforce the State Earthquake Protection Law (Riley Act of 1933) since its enactment in 1933. However, the seismic resistance requirements of the law were minimal for many years and San Diego did not embrace more restrictive seismic design standards until the adoption of the 1952 Uniform Building Code. Other applicable state regulations include the Alquist-Priolo Earthquake Fault Zoning Act, the Seismic Hazards Mapping Act, and the Unreinforced Masonry Law.

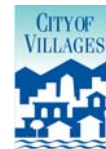
The California Earthquake Loss Reduction Plan was developed by the California Seismic Safety Commission in fulfillment of a mandate enacted by the Legislature in the California Earthquake Hazards Reduction Act of 1986. The plan is a comprehensive strategic document that sets forth the vision for a safer California and provides guiding policies. Incorporating lessons learned from all previous earthquakes, the plan is periodically updated for approximately five-year timeframes to continue to support new and ongoing efforts to protect California residents and the built environment. Such efforts are effective in reducing damage and injury from succeeding earthquakes. The city’s development guidelines are consistent with state regulations and requirements.

The following table identifies those seismic, geologic, and structural hazards which the city must consider in all planning and development efforts.

Table PFS-5 SEISMIC HAZARDS	
Ground Shaking	When a break or rapid relative displacement occurs along the two sides of a fault, the tearing and snapping of the earth’s crust creates seismic waves which are felt as a shaking motion at the ground surfaces. The most useful measure of severity of ground shaking for planning purposes is the <u>Modified Mercalli Intensity</u> scale. This scale, ranging from Intensities I to XII, judges shaking severity by the amount of damage it produces. Intensity VII marks the point at which damage becomes significant. Intensity VIII and above correspond to severe damage and problems that are of great community concern.

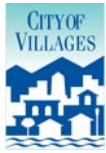


	<p>For comparison, the Rose Canyon Fault, capable of producing a 6.9 magnitude earthquake, would have an intensity of VII-IX. Intensity IX earthquakes are characterized by great damage to structures including collapse.</p>
Ground Displacement	<p>Ground displacement is characterized by slippage along the fault, or by surface soil rupture resulting from displacement in the underlying bedrock. Such displacement may be in any direction and can range from a fraction of an inch to tens of feet.</p> <p>In San Diego, exposures are generally poor and most faults are either potentially active or inactive. However, if ground displacement were to occur locally, it would most likely be on an existing fault.</p> <p>Failure of the ground beneath structures during an earthquake is a major contributor to damage and loss of life. Many structures would experience severe damage from foundation failures resulting from the loss of supporting soils during the earthquake.</p>
Seismically Induced Settlement / Subsidence	<p>Settlement of the ground may come from fault movement, slope instability, and liquefaction and compaction of the soil at the site. Settlement is not necessarily destructive. It is usually differential settlement that damages structures. Differential or uneven settlement occurs when the subsoil at a site is of non-uniform depth, density, or character, and when the severity of shaking varies from one place to another.</p>
Liquefaction	<p>Liquefaction is a process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.</p>
Soil Lurching	<p>Soil lurching is the movement of land at right angles to a cliff, stream bank, or embankment due to the rolling motion produced by the passage of surface waves. It can cause severe damage to buildings because of the formation of cracks in the ground surface. The effects of lurching are likely to be most significant near the edge of alluvial valleys or shores where the thickness of soft sediments varies appreciably under a structure.</p>
Tsunamis and Seiches	<p>A tsunami is a sea wave generated by a submarine earthquake, landslide, or volcanic action. A major tsunami from either of the latter two events is considered to be remote for the San Diego area. However, submarine earthquakes are common along the edge of the Pacific Ocean, and all of the Pacific coastal areas are therefore exposed to the potential hazard of tsunamis to a greater or lesser degree. A seiche is an earthquake-induced wave in a confined body of water, such as a lake, reservoir, or bay.</p>



<b>GEOLOGIC HAZARDS</b>	
Landslide and Slope Stability	<p>Old landslides and landslide-prone formations are the principal non-seismic geologic hazards with the city. Conditions which should be considered in regard to slope instability include inclination, characteristics of the soil and rock orientation of the bedding, and the presence of groundwater.</p> <p>The causes of classic landslides start with the preexisting condition inherent within the rock body itself that can lead to failure. The actuators of landslides can be both natural events such as earthquakes, rainfall and erosion and human activities such as grading and filling.</p> <p>Some of the areas where landslides have occurred are: Otay Mesa; the east side of Point Loma; the vicinities of Mount Soledad, Rose Canyon, Sorrento Valley, and Torrey Pines; portions of Rancho Bernardo and Penasquitos; and along Mission Gorge in the vicinity of the second San Diego Aqueduct.</p>
Coastal Bluffs	<p>Coastal bluffs are land features that have resulted from the actions of sea wave forces on geologic formations and soil deposits. Geologic factors that affect the stability of bluffs include rock type, jointing and fracturing, faulting and shear zones, and base erosion. Where bluffs are eroding quickly, measures to reduce bluff degradation may be necessary in order to preserve the bluff line.</p> <p>In the Torrey Pines area, the coastal bluffs have experienced sizeable landslides where oversteepening of the seacliff has resulted in unstable conditions. In addition, rock falls have occurred in the Sunset Cliffs area due to undermining of the sandstone.</p>
Debris Flows or Mudslides	<p>A debris flow or mudslide is a form of shallow landslide involving soils, rock, plants, and water forming a slurry that flows downhill. This type of earth movement can be very destructive to property and cause significant loss during periods of heavy rainfall. The City of San Diego is susceptible to mudslides due to abundant natural, hilly terrain and steep manufactured slopes. Steeply graded slopes tend to be difficult to landscape and are often planted with shallow-rooted vegetation on a thin veneer of topsoil. When saturated, these loose soils behave like a liquid and fail.</p>
<b>STRUCTURAL HAZARDS</b>	
Buildings	<p>It is roughly estimated that about 800 (mainly nonresidential) masonry buildings within the city may constitute structural hazards. The majority of these are located in the downtown area; however, appreciable numbers are also found in the older sections of the Hillcrest, North Park, and La Jolla</p>



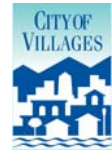


	business districts, among others. Policies regulating the rehabilitation of such structures, and construction of new structures, are addressed in the city's <u>Land Development Code</u> .
Utility Systems	Utility systems are peculiarly subject to failure in earthquakes because of their largely underground location, and the inevitability that some lines will cross faults. Major transmission lines crossing fault zones should be carefully designed and constructed so that ground movement can be accommodated. In general, this suggests the use of flexible pipe and rubber ring joints rather than rigid lengths of pipe that are welded or glued. Frequent valving to permit the isolation of broken mains is also indicated, along with provision for utilizing redundant routes or systems.

## Policies

- PF-Q.1. Protect public health and safety through the application of effective seismic, geologic and structural considerations.
- Ensure that current and future community planning and other specific land use planning studies continue to include consideration of seismic and other geologic hazards. This information should be disclosed, when applicable, in the CEQA document accompanying a discretionary action.
  - Maintain updated citywide maps showing faults, geologic hazards, and land use capabilities, and related studies used to determine suitable land uses.
  - Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.
  - Utilize the findings of a beach and cliff erosion survey to determine the appropriate rate and amount of coastline modification permissible in the city.
  - Coordinate with other jurisdictions to establish and maintain a geologic “data bank” for the San Diego area.
  - Regularly review local lifeline utility systems to ascertain their vulnerability to disruption caused by seismic or geologic hazards and implement measures to reduce any vulnerability.
  - Adhere to state laws pertaining to seismic and geologic hazards.
- PF-Q.2. Maintain or improve integrity of structures to protect residents and preserve communities.
- Abate structures that present seismic or structural hazards with consideration of the desirability of preserving historical and unique structures and their architectural appendages, special geologic and soils hazards, and the socio-economic consequences of the attendant relocation and housing programs.
  - Continue to consult with qualified geologists and seismologists to review





- geologic and seismic studies submitted to the city as project requirements.
- c. Pursue an amendment to the California Community Redevelopment Law to expressly provide that seismically hazardous structures may constitute a condition of blight.
  - d. Support legislation that would empower local governing bodies to require structural inspections for all existing pre-Riley Act (1933) buildings, and any necessary remedial work to be completed within a reasonable time.

# STRATEGIC FRAMEWORK

DATE: June 11, 2002

TO: Members of the City Council, and  
Planning Commission

FROM: Robert McGill, Strategic Framework Citizen Committee  
Finance Subcommittee Chair

SUBJECT: Findings of the Strategic Framework Citizen Committee  
Finance Subcommittee

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One of the greatest challenges in implementing the current and future planning for the City will be to provide the necessary public facilities to adequately serve the population. The City faces a \$2.5 billion (2002 dollars) shortfall in public facility needs to be resolved over the 20 year planning horizon. This shortfall in facilities has been identified based on current community plans, and exists independent of the proposed Strategic Framework.

The Finance Subcommittee members of the Strategic Framework Citizen Committee began their work to address this challenge over a year ago. The group represents a broad base of citizens ranging from economists and bankers to builders, community leaders, and land use professionals. These citizens have also met numerous times with independent municipal financial advisor, Kelling, Northcross & Nobriga, in the preparation of a Facilities Financing Study for the City.

The Finance Subcommittee was charged with the task of identifying the shortfall or "gap" in City provided community facilities. The Subcommittee was further charged with identifying what sources may be available or could be financed to provide the current revenue needs for park and recreation facilities, local street traffic flow and pedestrian improvements, libraries, and fire stations in the twenty-six "Urbanized Communities." Regional facilities such as airports and the transit system, user fee funded water and sewer utilities, storm water facilities, and ongoing operations and maintenance, were not included in this task.

The Subcommittee recommends four interconnected approaches to achieve needed City infrastructure and public facilities. These four approaches complement one another and are summarized as priorities:

## 1. Fiscal reform

State level - Especially critical is the need to address the inequitable redistribution by the state of property tax proceeds that renders the City of San Diego share well below that of the other

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large California cities, including Los Angeles, Oakland and Sacramento. The League of California cities and the San Diego Association of Governments, over the past several years, have worked on proposals that could reduce the current fiscal incentive that favors retail development over housing. It is recommended that the City clearly support efforts that could lead to greater state-local fiscal equity for San Diego and its citizens.

**Local level** - Locally based financing sources and their utilization should be further probed. Broader application of redevelopment as a tool should be considered, in addition to examining the ways that redevelopment dollars are allocated to neighborhoods. New legislative approaches for tax increment financing of public facilities should also be pursued. Current mechanisms that can be useful as local community funding sources include assessment districts, community facility districts, infrastructure financing districts, and Community Development Block Grants. Community generated funding sources could be employed to partially match **citywide** investment as a criterion for certain types of community facilities.

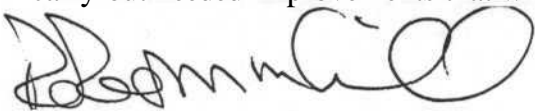
2. **"Regionalization" of infrastructure expense** - Greater steps should be taken toward "regionalization" of the infrastructure expense borne by the citizens of the City of San Diego. For example, to the extent the City is able to achieve transit-oriented **development**, an enhanced amount of regional transportation funding should be forthcoming in support of such regionally beneficial land use and transportation patterns. It is also very important that the program that is proposed for voter **reauthorization** of the **TransNet** transportation sales tax include incentives to achieve beneficial land use patterns. This should include specific funding for transportation **projects** in cities with land use plans that can achieve such benefits for the region.
3. **Efficient use of shared resources** — The efficient use of shared resources can help the City meet facility needs. Coordination between the City's Park and Recreation, Library and other systems with the school districts, the transit agency, and utility providers can create or enhance opportunities for the joint use and functioning of public facilities and activities.
4. **Additional user fee and revenue measures** - In addition to pursuing the above approaches, user fee and revenue options should be considered in order to make funding available for needed facilities. A portion of general fund dollars currently used by the City for other purposes, such as residential trash collection, could be replaced by user fees similar to the fees applied by all other cities in the region. The Finance Subcommittee reviewed the findings of independent municipal financial advisor, Kelling, **Northcross & Nobriga**, and concluded there are several major revenue options available. A chart (Table 1) is provided on page 3 of the accompanying consultant prepared Facilities Financing Study that details the revenues that could be generated by a number of sources. The financial advisor has projected the need for an annual revenue stream of \$95 million to finance and build the facilities within the 20-year planning horizon. It could be carried out by the flexible application of some mix of these identified sources, and financed through the use of bonding, based on a "quality of life" or similar measure before the voters. This would allow the City to leverage the revenue stream.

The Finance Subcommittee further identified those options that most merit review by the City, including the following:

- Instituting a residential refuse collection fee (requiring a **citywide** majority vote)  
--\$33 million in annual cost-based revenue from an approximate \$9 monthly charge to those users currently receiving '**no-charge**' City funded trash collection service
- Application of a utility users tax (**majority** vote)  
--\$45 million in annual generated revenue based on the example of a 2.5% tax
- Increasing the transient occupancy tax (majority vote)  
--\$23 million in annual additional revenue based on the example of an increase of 2.5% to a total of 13%, (San Diego would maintain its competitive advantage over both Los Angeles and San Francisco which have rates of 14%)
- Increasing the real property transfer tax (majority vote)  
--\$21 million in annual generated revenue based on the example of a rate at or below other peer cities of \$2.75 per one-thousand dollars of property valuation at sale

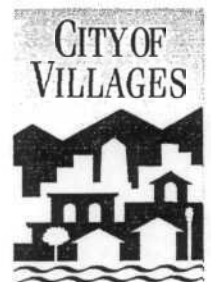
The required ongoing annual revenue stream of \$95 million would be somewhat exceeded by combining the above examples (\$122 million), providing for a degree of flexibility in the selection or full application of these sources. This is based on the assumption the City will pay for the facility improvements with a combination of generated revenues and bonding. It is important to note that there are additional revenue mixes that could also be utilized in order to resolve the City public facilities shortfall. For example, the "Recommended Financing Options Listing," attached to this memorandum, includes the above examples as well as two additional measures for consideration: Increases to the Business License Tax, and Transfers from Municipal Utilities (reinstatement of the nearly phased out Water/Sewer Utility **Right-of-Way** Fee).

The action recommended by the Finance Subcommittee is that the City pursue a funding and financing program fully sufficient to rectify over 20 years the identified \$2.5 billion shortfall in park and recreation facilities, local street traffic flow and pedestrian improvements, libraries, and fire stations. It is further recommended the City combine the use of directly generated revenues with bonding to carry out needed improvements that will enhance quality of life for all San **Diegans**.



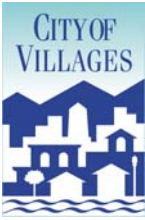
Robert McGill  
Strategic Framework Citizen Committee,  
Finance Subcommittee Chair

Attachment



**Recommended Financing Options Listing - Finance Subcommittee**  
**(including Comparison with other California cities)**  
**June 2002**

	<u>Voter Requirement</u>	<u>Basis of Levy</u>	<u>Revenue Generation</u>	<u>Comparison with other California cities</u>
Refuse <b>Collection</b> Fee	<b>50%</b> to amend the City Municipal Code	City-wide, on residential collection	Approximately \$33 million a year to replace General Fund appropriations through a monthly fee of approximately \$9.	Los Angeles- fee is partial cost recovery; Most other cities fully recapture costs <u>(San Diego- currently no refuse collection fee)</u>
Utility Users Tax	50%	City-wide.	\$45 million a year for a 2.5% tax rate.	Los Angeles- 10.3%; San Francisco- <b>7.5%</b> for Commercial accounts; Sacramento- <b>5%-7.5%</b> <u>(San Diego- currently no utility users tax)</u>
Transient Occupancy Tax	50% if for general purposes	City-wide. Primarily derived from visitors	\$23 million a year for a 2.5% increase (resulting total rate of 13%)	Los Angeles and San Francisco, both 14%; <b>Sacramento- 12%</b> <u>(San Diego- now 10.5%)</u>
Real Property Transfer -ax	50%	Levied on property sales.	<b>\$21</b> million a year at a tax rate of \$2.75 per \$1000 valuation.	Los Angeles- \$4.50 per \$1000; San Francisco- \$6.80 Sacramento- \$2.75 <u>(San Diego- now \$0.55 per \$1000)</u>
Business License Tax	50%	City-wide, although specific rates could reflect policy priorities.	Additional \$4.7 million from doubling of current rates of general business licenses. Alternatively, an increase from \$5 to \$100 per employee at large firms would generate additional \$23.7 million a year (would represent 3.4% of the \$668m General Fund)	Los Angeles- <b>11%</b> of General Fund San Francisco- <b>14%</b> of General Fund Sacramento- 2% of General Fund <u>(San Diego- now 0.7% of General Fund)</u>
Transfers from Municipal Utilities (e.g. Utility right-of-way fees)	None, although may be vulnerable to Prop. <b>218</b> challenge	Effect would be City-wide.	\$15.8 million per 5% "right-of-way fee" on water and sewer enterprises (if City reinstated the fee being phased out since <b>1998</b> , it would represent 2.3% of the General Fund)	Los Angeles- 4% of General Fund San Francisco- 2.8% of General Fund <b>Sacramento- 1.3%</b> of General Fund (San Diego- phased out)



## City of San Diego Planning Department Existing Conditions Data Collection Work Program Fact Sheet

### ***Purpose:***

The Planning Department is collecting citywide existing conditions data in GIS format that can be used for future analysis on various actions including:

- ◆ preparing a financing strategy for public facilities and infrastructure
- ◆ amending or updating Community Plans
- ◆ updating the General Plan
- ◆ conducting environmental analysis

The goal is to expand the existing database used by the City of San Diego (SanGIS) in order to centralize pertinent information and data critical to effective and comprehensive planning efforts.

### ***Roles:***

1. Planning Department:
  - ◆ collect data from other city departments
  - ◆ work with community groups to validate accuracy of data collected
  - ◆ review community specific data with appropriate community planning group in 2003
2. Other City Departments: provide data to Planning Department and SanGIS
3. Community Planning Groups: review data for accuracy and provide feedback to the Planning Department

### ***Timeframe:***

Uptown test case: completed June 2003

Entire city: complete by June 2004

### ***EXISTING BASELINE DATA TO BE COLLECTED***

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- ◆ LAND USE
- ◆ PARKS/OPEN SPACE/ENVIRONMENTALLY SENSITIVE LANDS
- ◆ PUBLIC FACILITIES/UTILITIES
- ◆ TRANSPORTATION
- ◆ HISTORICAL/CULTURAL RESOURCES
- ◆ DEMOGRAPHICS
- ◆ AIR QUALITY/TOXICS/HAZARDOUS MATERIALS
- ◆ VISUAL QUALITY

**\*This list is not all-inclusive\***

Prepared by the Planning Department (619) 533-3686 [www.sandiego.gov/planning](http://www.sandiego.gov/planning)

For more information contact Marco Camacho, Project Manager (619) 533-3686 [MCamacho@sandiego.gov](mailto:MCamacho@sandiego.gov)

Updated 7/3/2006

**Public Facilities, Services and Safety Element (PFE)**  
**CPC Meeting of April 25, 2006**

<b>CPC Motion</b>	<b>Staff Response</b>
A motion passed 28-0 to adopt the revised Sections A, B, and C according to the following edits identified below.	
Section A – Public Facilities Financing, Policies. Remove PF-A.2.f. and modify PF-A.2.j. to support appropriation from local funding sources and to remove references to Table PF-3 in PF-A.2.f and Table PF-4 in PF-A.2.j.	References to Tables PF-3 and PF-4 have been removed from the policies. PF-A.2.j. was edited.
Section C – Evaluation of Growth, Facilities, and Services, Discussion, second paragraph. Add “or projects” as follows: “...private development will also be responsible for ensuring existing needs are not compounded by a proposed project <i>or projects</i> .”	Suggested language not incorporated.
A motion passed 24-3 to support the following edits covering the remainder of the PFE.	
<u>Subsection D</u> , “Fire-Rescue,” Policy PF-D2 reads: “Recommended fire station site area should be $\frac{3}{4}$ acre and allow room for station expansion.” The words “ <i>If feasible</i> ,” should be added to the beginning of the sentence. In urbanized communities, it may not be possible to obtain a $\frac{3}{4}$ acre site for a fire station.	Fire-Rescue Department supported the following language: PF-D.4. Provide a minimum $\frac{3}{4}$ acre fire station site area and allow room for station expansion. a. Pursue joint-use opportunities such as community meeting rooms or collocating with police, libraries, or parks where appropriate. b. Acquire sites that would allow for station expansion as opportunities allow
<u>Subsection D</u> , Policy PF-D.9 reads: “Lifeguard towers should be spaced every 1/10 of a mile or 10 towers per mile. Clarification is requested as to what the basis is for the spacing recommendation.	Policy has been clarified as follows: PF-D.11. Space oceanfront seasonal lifeguard towers every 1/10 of a mile or 10 towers per mile
<u>Subsection D</u> , add a new Policy (PF-D.10) that the Fire Department coordinate and take a leadership role in the CERT program.	No policy edits made. Fire-Rescue confirmed leadership and coordination role in CERT program.
<u>Subsection G</u> , “Waste Management,” Policy PF-G.2 (a) reads: “Conveniently locate facilities and informational guidelines to encourage waste reduction, diversion, and recycling practices.” After the words “locate facilities” the phrase “ <i>including equipment storage</i> ” should be added.	Suggested language not incorporated.

<p><u>Subsection H</u>, “Libraries,” Policy PF-H.3 reads: “Recommended maximum radius of a branch service area should be approximately two miles.” <i>Population</i> as well as distance should be a factor; clarification sought on policy on placement of libraries.</p>	<p>Reference to a two mile service radius has been removed. Population is incorporated as a factor by means of the 21<sup>st</sup> Century Library Program (and Branch Facilities Report) link in the policy.</p>
<p><u>Subsection I</u>, “Schools,” Policy PF-I.5 reads: “Schools should not be located in areas subject to excessive noise, near industrial areas, hazardous waste sites, or areas of significant motorized emissions”. The sentence should be revised to read: “Schools should not be located in areas subject to excessive noise, <i>such as</i> near industrial areas, <i>airports</i>, hazardous waste sites, or areas of significant motorized emissions.”</p> <p>CPC recommendation is to strike “such as” from the policy.</p>	<p>Policy has been edited as follows: PF-K.4. Collaborate with school districts and other education authorities in the siting of schools and educational facilities to consider the following factors: fault zones; high-voltage power lines; major underground fuel lines; outside areas susceptible to landslides and flooding; excessive noise (see Noise Element, Figure NE-2); industrial areas; hazardous material sites, and significant motorized emissions.</p>
<p><u>Subsection J</u>, “Information Infrastructure”: the subsection should be rewritten to also address future technologies, as existing technologies based on such things as the fiber network are becoming obsolete.</p>	<p>Policy has been edited as follows: PF-L.8. Provide incentives for developers to pre-wire new and remodeled residential and non-residential structures to accommodate emerging technologies (fiber optic, wireless, Ethernet, digital subscriber line, voice over internet protocol, internet control panels, and many others) to allow seamless communications citywide.</p>